



Arables Lane, Winstead, HU12 0NR

FINE & COUNTRY

# ESCAPE TO THE COUNTRY! LARGE GARDEN AND PADDOCK STANDING IN THREE ACRES, A SUBSTANTIAL FARMHOUSE PLUS ANNEXE AND BARN WITH OUTLINE PLANNING PERMISSION TO CONVERT INTO A SEPARATE RESIDENCE



A rare and exciting opportunity that would satisfy a variety of needs.

The property stands in a large garden with approximately three acre paddock and provides generous and versatile accommodation with five receptions, four bedrooms, three bathrooms in total which incorporates a self-contained annexe plus the added benefit of a large period barn included with the benefit of planning permission to convert into a separate residence.

This would be ideal for a family to enjoy multi-generation living or to run a substantial business from home subject to the necessary consents. If you are looking for the good life for you and your family, this property comes highly recommended, offered in smart move-into condition.

## **Location:**

Winestead is a hamlet situated on the A1033 between the city of Hull and the coastal resort of Withernsea and is the birthplace of the celebrated poet Andrew Marvell. Patrington is a bustling village with a central market place and a host of facilities including a range of shops, a pharmacy, doctors and veterinary surgeries, schools etc. Public transport services connect to Hull some 20 miles to the west. Hull's Paragon Station has intercity services and the dual carriageway road from Saltend connects to the A63 and the M62 beyond.

## **Accommodation:**

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

## **Entrance Hall:**

With built-in cloaks cupboard.



## **Cloakroom/W.C.:**

With wash hand basin.



## **Study:**

With connecting door to the ...

## **Dining Kitchen:**

Including a comprehensive range of floor and wall cabinets with complementing worktops and peninsular unit, single drainer one and a half bowl sink unit and connecting door to the ...





### **Sitting Room:**

With large walk-in cupboard.

### **Front Entrance Hall:**

With staircase to the first floor.

### **Conservatory:**

Taking full advantage of the delightful view and south facing aspect with double French doors and ceramic tile flooring.

### **Living Room:**

With a south facing aspect and period style fireplace with open hearth.

### **Utility Room:**

With single drainer sink unit and connecting door to the ...

### **Boot Room/Office:**

Housing the LPG gas fired central heating boiler unit.

### **ANNEXE:**

With its own Oil heating supply, Comprising ...

### **Open Plan Living/Kitchen:**

Includes a range of floor and wall cabinets with complementing worktops, single drainer sink unit, built-in oven and hob and refrigerator. Connecting door to the conservatory and main house.

### **Entrance Hall**

## Annexe Bedroom 4

### Shower Room:

Includes a three piece suite comprising shower cubicle, vanity wash hand basin and low level w.c. and recessed cupboard.

### First Floor

### Landing:

Being separated into two areas.

### Bedroom 1:

With a range of fitted wardrobes and south facing views.

### Bedroom 2:

Includes a range of fitted wardrobes and a south facing view.

### Bedroom 3:

Includes a range of fitted wardrobes.

### Bathroom:

Fully tiled including panelled bath and vanity wash hand basin plus heated towel rail.

### Shower Room:

Fully tiled including shower cubicle, corner wash hand basin and low level w.c. plus heated towel rail.

### Outside:

The property is approached via a wide driveway through a five bar gate opening out into a spacious parking area in front of a large barn/fold yard with planning permission to convert into a separate dwelling. This original period barn structure would convert into a generously proportioned home of well over 2000 sq ft. currently with workshop with power, water and light and a diesel tank to run. There is a large side garden with orchard and ornamental pond extending to the front of the property which includes a south facing patio area. There is a large paddock to the west which extends to the front, ideal for those with equestrian interests.

### Services:

Mains electricity and water are connected to the property. Drainage is by way of a septic tank.

### Central Heating:

The property has an LPG gas fired central heating system.

### Tenure:

The tenure of the property is freehold.

### Council Tax:

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band D and the Annexe is in Property Bandings List A.\*



## **Fixtures & Fittings:**

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

## **Disclaimer:**

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## **Viewings:**

Strictly by appointment with the sole agents.

## **Mortgages:**

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## **Valuation/Market Appraisal:**

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



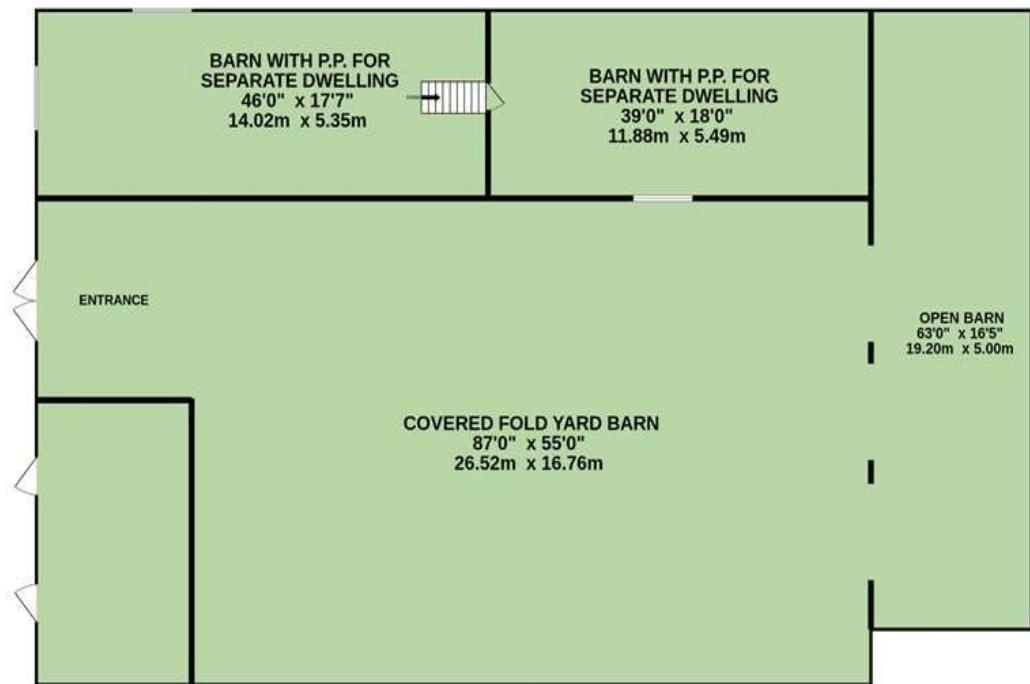
GROUND FLOOR  
2018 sq.ft. (187.5 sq.m.) approx.



1ST FLOOR  
2851 sq.ft. (264.9 sq.m.) approx.



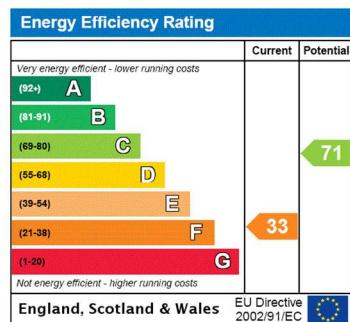
BARNs  
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 4869 sq.ft. (452.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

