



Holme Road, Spaldington, Goole, DN14 7NA

FINE & COUNTRY

A SUBSTANTIAL PROPERTY STANDING IN 8.5 ACRES ~ A SUPERB OPPORTUNITY TO RUN A BUSINESS FROM HOME OR ENJOY THE LAND FOR EQUESTRIAN PURPOSES



High Grove House is situated within easy reach of the M62 between York and Hull on the main road to Bridlington and Scarborough. Approximately three miles from the market town of Howden with excellent amenities. Take a look at the floorplan to fully appreciate how versatile this property can be. The living accommodation can provide up to six bedrooms and three bathrooms, with stunning period features. Four receptions and a large dining kitchen, large show room with the benefit of A3 planning permission, could lend itself to cafe (subject to licensing). The property offers a versatile layout which could suit running a business from home or potential bed & breakfast (subject to the relevant planning/consents). Overall the property extends to nearly 4,500 sq. ft. on two floors. Outside there are two separate entrances and multiple parking and turning space for commercial vehicles. The rear paddock could offer the opportunity to create a caravan or camp/glamping site (subject to the relevant planning and consents)

Part exchange would be considered.

Location:

Spaldington is a village in the East Riding of Yorkshire, England, lying approximately three miles north from the market town of Howden .

Accommodation:

The accommodation is arranged on the ground and one upper floor. The ground floor is tiles throughout, there is also scope to create an annexe with some small adjustments. This can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows:

Entrance HallOffice**Library Room:**

Feature panelled walls and bespoke built in bookshelves with detailed woodwork and electric fire.

Inner Lobby:

With large store cupboard.

Living Room:

This stunning room has a tall mantle period fireplace with inset wood burning stove. A generous size with double French doors to the rear patio and garden. Double doors to the ...





Dining Kitchen:

The kitchen area has a comprehensive range of oak fronted cabinets with complementing granite effect worktops, inset Belfast sink, integrated oven, microwave and dishwasher, plus refrigerator, freezer and range oven. The room also benefits from an ornate wood burner .

Utility Room:

With a range of fitted cabinets to match the kitchen, single drainer one and a half bowl sink unit. Access to the w.c. with wash hand basin.

Inner Reception / Music Room

Bedroom 1:

With sitting area. Includes an art nouveau fireplace. Connecting door to the...



En-suite Bathroom:

Free standing bath, pedestal wash hand basin and low level w.c.

Bedroom 2

Rear Hall:

Gives access to the...

Gymnasium:

Possible bedroom 3.

Shower Room:

Shower cubicle, pedestal wash hand basin and low level w.c.

First Floor Landing**Bedroom 4:**

With a range of fitted wardrobes.

Bedroom 5:

With a range of fitted wardrobes.

Bedroom 6:

With recessed cupboard and fitted wardrobe.

Family Bathroom:

Includes a five piece suite comprising free standing bath, shower cubicle, twin pedestal wash hand basins and low level w.c.

Commercial Area:

Can be seen in more detail on the dimensioned floorplan. We are informed by the vendors that there is a current planning use for A3 which allows hot food etc. The area briefly comprises a large show room, two recessed bars, workshop with vehicle access plus w.c. and wash hand basin. There is internal access to the house from both the utility room and snug.

Outside:

The property stands particularly well with a wide road frontage. There are two separate entrances via double five bar gates to a large parking area with ample space for commercial vehicles and turning. There is a substantial double garage with twin doors plus an additional double garage and workshop. The garaging and showroom combined offers housing for approximately 11 – 12 cars. A metal five bar gate leads to the rear paddock which extends to approximately 7.5 acres with a new gate and fencing at the boundary, there is a public bridal way beyond offering numerous walks right from the gate, there is also an enclosed garden area immediately to the rear of the house.

Services:

Mains water and electricity are connected to the property. Drainage by way of a mini sewerage system..

Tenure:

The property is freehold.

Central Heating:

The property has the benefit of a gas fired central heating system.



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.

Site Plan Disclaimer:

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages:

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

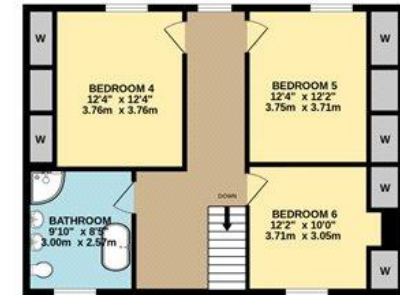
Valuation/Market Appraisal:

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
4140 sq.ft. (384.7 sq.m.) approx.

1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.

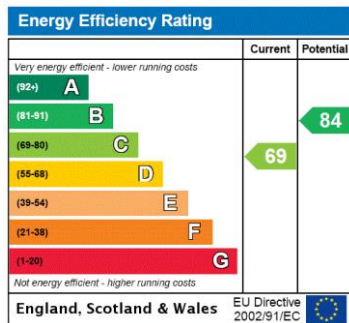


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TOTAL FLOOR AREA : 4795 sq.ft. (445.5 sq.m.) approx.

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

