



Dale Road, Elloughton, Brough, HU15 1HZ

FINE & COUNTRY

A SMALL FARMSTEAD IN APPROXIMATELY 60 ACRES IN AN IDYLLIC DALE SETTING



Located just outside Elloughton Village along the picturesque Elloughton Dale.

An exciting opportunity to refurbish or redevelop the existing house which currently extends to approximately 2,500 sq. ft. In addition there is a smart block of stables and a large 4,800 sq. ft. approx barn.

Take a look at the photographs and floorplan to see the enormous potential this property has.

Location:

Elloughton lies approximately eleven miles west of Kingston upon Hull and is considered by many to be one of the most exclusive areas in East Yorkshire. The village benefits from first class road connections via the nearby A63/M62 dual carriageway and motorway link and there is a local bus service with a mainline train station located in the neighbouring village of Brough where a range of local shops and amenities including a supermarket, banks, restaurants and local pubs may also be found. Primary schooling is available within the village with secondary schooling located in the nearby village of Melton.

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 staircase to the master bedroom.



Living Room:

14' x 12' (4.27m x 3.66m) Rustic brick fireplace and wood burning stove.



Dining Room:

11'10" x 10'5" (3.6m x 3.18m)



Conservatory:

23' x 13' (7m x 3.96m) Enjoying a delightful outlook over the gardens with two sets of double French doors.

**Sitting Room:**

10'3" x 9'9" (3.12m x 2.97m) Rustic brick fireplace and wood burning stove. Open plan to the ...

L Shaped Dining Kitchen:

22'9" (6.93) x 22'2" (6.76) narrowing to 12'9" (3.89) Having been comprehensively fitted with a range of oak cabinets and complementing solid granite worktops and matching centre island unit with inset preparation sink, a separate Belfast sink, four oven oil fired Aga, integrated dishwasher, Travertine flooring and double French doors.

Side Entrance:

Second staircase.

Utility Room:

16'5" x 9' (5m x 2.74m) Includes built-in cylinder cupboard and Belfast sink.

WC:

With wash hand basin.

Rear Entrance Porch:

With external door.

Ground Floor Bedroom 1:

11'10" x 10'9" (3.6m x 3.28m)

Shower Room:

Includes walk-in shower, pedestal wash hand basin and low level w.c. with full tiling and heated towel rail.



First Floor Landing

Master Bedroom:

20'9" x 18'4" (6.32m x 5.6m) With a full length range of fitted wardrobes and a delightful outlook over the grounds.

AGENTS NOTE:

Offers are invited for the whole plot 60 acres approx. However consideration will be given to selling off parts of the land as interest has been expressed only at the vendors' discretion. Offers are invited within the price range £1.2 million - £1.4 million with proof of funds.

En-suite Bathroom:

Includes panelled bath, pedestal wash hand basin and low level w.c. plus built in cupboard.

Second Landing

Bedroom 3:

13' x 12' max (3.96m x 3.66m max)

Bedroom 2:

11' x 9' (3.35m x 2.74m)

Shower Room 2:

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

Outside:

The main house is approached via a private driveway which opens out into a parking area. Separate access to the stables, barns and agricultural land allows good access and turning space for large vehicles and farm equipment. There are five stables with power and water laid on and a large steel frame barn approximately 4,800 sq. ft.

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 E.*

Fixtures & Fittings:

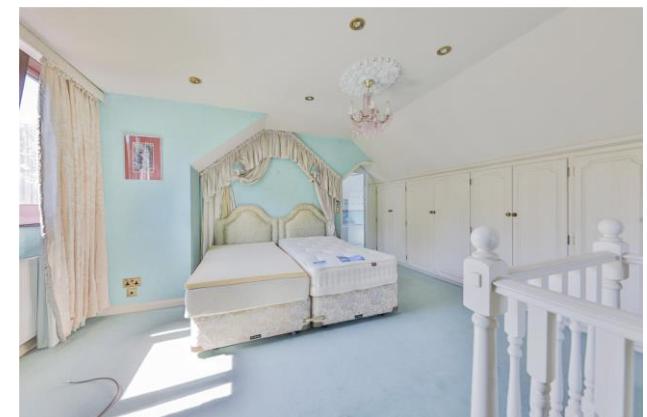
Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

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:

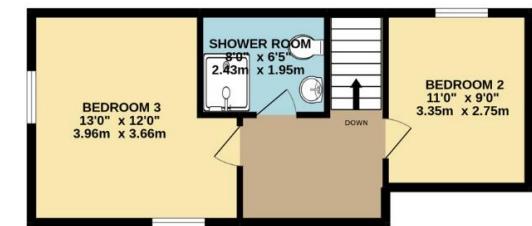
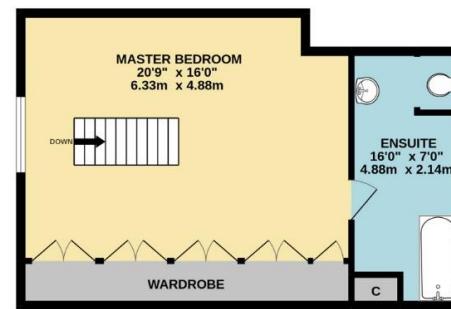
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GROUND FLOOR
1642 sq.ft. (152.6 sq.m.) approx.



1ST FLOOR
878 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 2520 sq.ft. (234.1 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

