



The Hall, Whitgift, Goole, East Riding of Yorkshire, DN14 8HL

THIS STUNNING CIRCA 1700 QUEEN ANNE HOUSE PRESENTS AN EXCITING REFURBISHMENT OPPORTUNITY IN APPROXIMATELY 3.5 ACRES



ONE OF THE MOST NOTABLE HOUSES IN THE EAST RIDING OF YORKSHIRE. THIS ELEGANT GRADE II* LISTED BUILDING HAS MAINTAINED MOST OF ITS ORIGINAL STUNNING FEATURES INCLUDING A FINE ENTRANCE AND STAIRCASE. THIS VERY REALISTIC PRICE REFLECTS THE NEED FOR GENERAL MODERNISATION, AN EXCITING OPPORTUNITY TO STAMP YOUR OWN STYLE ON THIS PROPERTY OF ARCHITECTURAL SIGNIFICANCE. THE PROPERTY PROVIDES ACCOMMODATION EXTENDING TO OVER 5,500 SQ.FT. OVER THE THREE FLOORS PLUS CELLAR. WHITGIFT HALL ENJOYS THE BENEFIT OF A CARAVAN PARK LICENCE AND A COMMERCIAL FISHING LAKE, PROVIDING AN INCOME TO SUPPORT THE ENVIABLE LIFESTYLE THIS PROPERTY OFFERS – OR SIMPLY ENJOY THE LAKESIDE SETTING. OFFERS ARE INVITED WITHIN THE PRICE RANGE OF £700,000 - £800,000

Location

The village of Whitgift is located just outside Reedness along the banks of the river Ouse, close to its confluence with the Trent. Whitgift is a serene village near Goole, East Yorkshire. Nestled amidst the picturesque countryside, it offers a peaceful retreat with scenic landscapes and a charming, welcoming community. Whether you're exploring historic landmarks or enjoying leisurely walks by the River Ouse, Whitgift provides an ideal escape into rural England's beauty.

Accommodation

The accommodation is arranged on the ground and two upper floors plus cellar and can be seen in more details on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Reception Hall

Features a fine staircase with Barley twist balustrade and gallery over. Understairs access to the cellar.

Rear Hall

Features ornate ceiling details and arched niches.

Drawing Room

Original shuttered windows, fireplace, panelled walls and recessed cupboards.

Sitting Room/Dining Room

Featuring an original hob grate marble fireplace.

Billiard Room

Walk-in large semi circular bay window. Featuring panelled walls and original white marble fireplace.





Back Hall

Features a large walk-in bay window and access to the secondary staircase.

Study

With understairs storage cupboard.

Farmhouse Style Kitchen

Includes a comprehensive range of fitted cabinets, smart modern electric Aga, twin bowl single drainer sink unit plus built-in oven and hob. Store Room off.

First Floor Gallery Landing

Features a stunning ornate ceiling.

Master Bedroom

Large walk-in bay window enjoying a south facing aspect over the grounds. Featuring an original fireplace and recessed cupboard. Connecting door to bedroom 3.



Bedroom 2

Decorative cornice and original period fireplace with brass inset.

Bedroom 3

Combined with the master bedroom would make a superb bedroom suite.

Bedroom 4

With large walk-in bay window.

Bathroom

Includes a five piece suite comprising panelled bath, independent shower cubicle, pedestal wash hand basin, low level w.c. and bidet with complementing tiling.

Rear Landing

With secondary staircase leading to the second floor.

Second Floor Landing

Staircase to the roof. The second floor requires renovation and can be seen in more detail on the dimensioned floorplan, this could provide additional bedrooms.

Outside

The property stands particularly well set back from the road enjoying considerable privacy. The grounds lie principally to the south and east of the property with a separate access to the caravan park or paddock.

The property has the benefit of a current caravan licence for up to 15 caravans. A purpose built utility building includes ladies, gents and disabled facilities is part of the barn complex which includes a double garage and a 40ft stable. There is a large well stocked fishing lake which is open to the public. At the side of the house is a yard area with a number of outbuildings.

Services

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

Tenure

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 G.*

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.

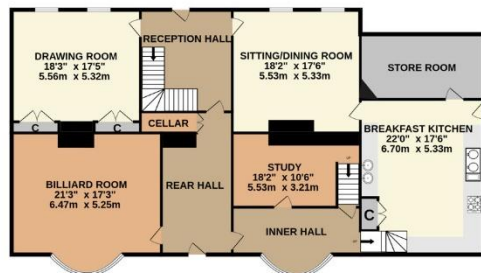
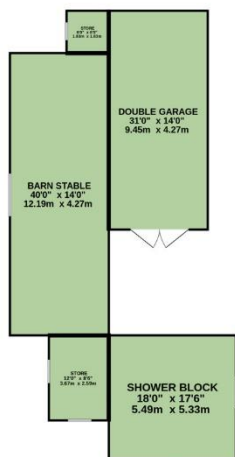
Mortgages

We will be pleased to offer 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.

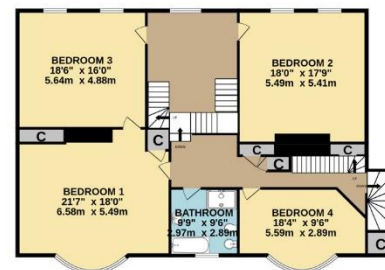
Valuation/Market Appraisal:

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GROUND FLOOR
2242 sq.ft. (208.3 sq.m.) approx.



1ST FLOOR
1764 sq.ft. (163.9 sq.m.) approx.



2ND FLOOR
1329 sq.ft. (123.5 sq.m.) approx.



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TOTAL FLOOR AREA : 5335 sq.ft. (495.6 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

