



Glebe Farmhouse, Greens Lane, Wawne, East Riding of Yorkshire, HU7 5XT

CHARMING GEORGIAN RESIDENCE WITH SPRAWLING GROUNDS AND BOUNDLESS OPPORTUNITIES



Discover the character and potential of this Georgian period home, set in a picturesque village.

With its south-facing views, this property spans over 2.3 acres,
offering a unique chance to refurbish and personalise a piece of history.

Summary

Featuring expansive living spaces, stables, and a natural pond, it's a canvas awaiting your touch.

Agent's Perspective

Step into a piece of Georgian elegance with this circa 1820 residence, nestled in a delightful village setting.

The property faces south, ensuring sunlit rooms throughout the day, and sits on a generous 2.3-acre plot, ripe for development, subject to planning permission. The existing structures, including brick-built stables, a workshop, office, and a double garage, add to the site's charm and utility.

Inside, the house covers 2200 sq. feet across two floors, comprising four cosy bedrooms, four inviting reception areas, a practical kitchen, utility room, and a downstairs WC. The outdoor space features a large open loggia, perfect for gatherings, a sprawling grass paddock, and a serene wildlife pond.

Offered at a very realistic price, this property presents a fabulous opportunity for those looking to invest and infuse a classic home with new life.





Location

The property is situated in Wawne which is ideally located for the quickly developing area of Kingswood which already boasts an Asda superstore, McDonalds, the David Lloyd Leisure Centre and various other local amenities with further planned in the near future. The area offers easy access to the Hull city centre, the Historic market town of Beverley and the A63/M62 motorway link at the new road system on the fringe of the development.

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 - 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

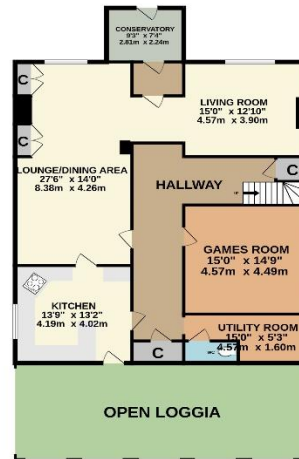
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Valuation/Market Appraisal:

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GROUND FLOOR
1482 sq.ft. (137.7 sq.m.) approx.



1ST FLOOR
875 sq.ft. (81.3 sq.m.) approx.



OUTBUILDINGS
1723 sq.ft. (160.1 sq.m.) approx.



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TOTAL FLOOR AREA: 4080 sq.ft. (379.1 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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