



Newfields, Wallingfen Lane, Newport, Brough, HU15 2RF

PREMIER EQUESTRIAN CENTRE WITH CONTEMPORARY RESIDENCE



Welcome to this exceptional equestrian centre, meticulously designed and fully equipped for immediate use. Spread over 10 acres with an option for an additional 8 acres, this property offers everything an equestrian enthusiast could wish for, including top-notch stables, a large indoor arena, and a stylish, refurbished residence.

From the Agent's Perspective

As an agent with years of experience, I can confidently say this is one of the finest equestrian centres I have encountered. The facilities are pristine and comprehensive, making it a dream for any horse lover or professional. The main residence is equally impressive, providing modern and spacious living accommodation that perfectly complements the equestrian lifestyle.

The property includes 10 acres of smart post and rail paddocks, with an additional 8 acres available by separate negotiation. There are 22 well-maintained stables, complete with a wash room, tack room, stores, a grooms kitchen, showers, and toilets. A large indoor arena, measuring 11,300 square feet, is equipped with a viewing gallery and a durable riding surface.

The leisure cabin on the property is ideal for entertaining visitors and competitors. This space adds an extra layer of convenience and enjoyment for those using the facilities.

The residential accommodation has been fully refurbished and extended. It features four double bedrooms and a superb open-plan dining, living, and kitchen area, measuring 22ft by 20ft, with bi-fold doors leading to a contemporary gazebo. This modern and spacious living area is perfect for family life and entertaining guests.





The property is approached via two sets of electric gates, ensuring security and privacy. There is ample parking space available, as well as numerous horse boxes and trailers with good turning space, making it easy to manage and manoeuvre.

This property presents a fantastic opportunity to generate substantial livery and equestrian income while enjoying a lifestyle that many dream of.

Owners Perspective

This property has given us an escape from hustle and bustle and provided a lifestyle to enjoy both nature and our own furry family on the doorstep. Relaxing in the hot tub in an evening with the horses over the fence, beautiful sunsets in our own piece of heaven whilst only being two miles from the major motorway networks and London in 21/2 hours by train.



The indoor arena has allowed us to work with our horses at the time we chose irrespective of the outside weather. The property is big enough to create a business but small enough to be home. The kitchen has been designed to enjoy cooking in a social environment whilst admiring my beautiful horses grazing in the field from the hob. Horsey heaven and every riders dream

Location

The village of Newport offers a variety of facilities including schooling, recreational and sporting facilities and has excellent road links to the M62, South Cave and Howden and lies approximately sixteen miles west of the centre of Hull. A main railway station is situated at Gilberdyke.

Tenure

The tenure of the property is freehold.

Services

Mains electricity and water are connected to the property. Drainage is by way of a small sewerage treatment plant.

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.

Mortgages

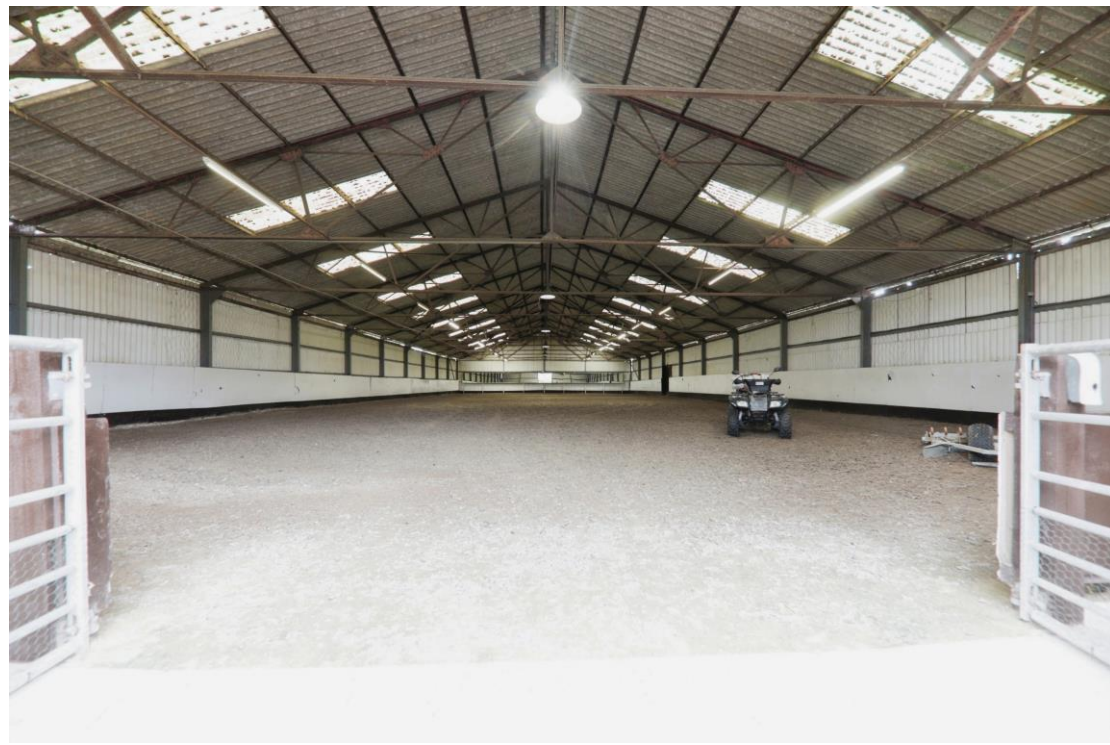
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

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Valuation/Market Appraisal

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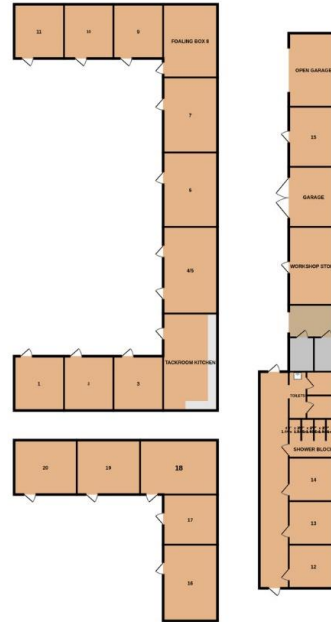
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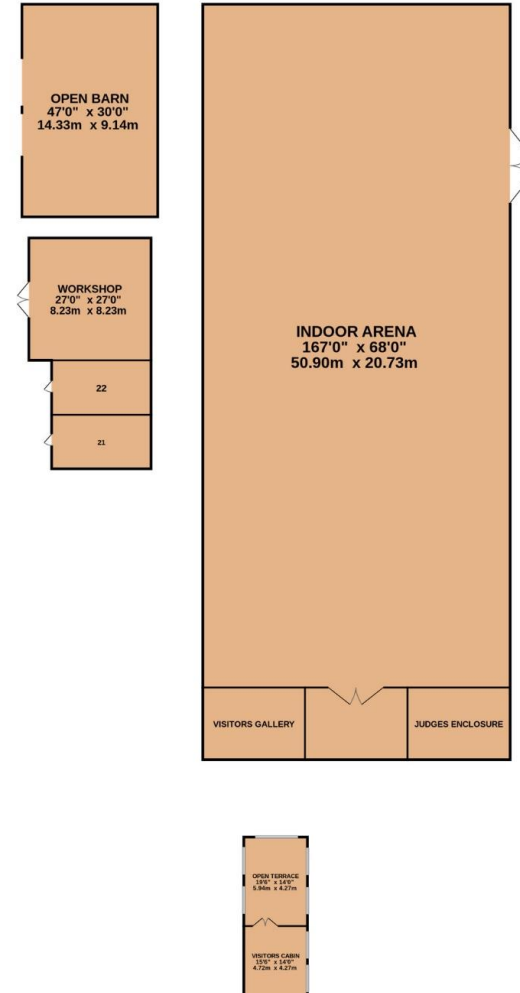
1ST FLOOR



STABLES



OUTBUILDINGS



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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

