



Stella Maris House, 130 Hull Road, Woodmansey, Beverley HU17 0TH

STELLA MARIS HOUSE IS A FANTASTIC OPTION FOR FAMILIES LOOKING FOR A HOME THAT ACCOMMODATES MULTI GENERATIONAL LIVING



Located In The Charming Village Of Woodmansey, Just South Of Beverley

This Spacious Property Offers A Unique Opportunity For Families

Complete With A Separate Annex And A Large Six-Car Garage/Workshop

Summary

The main house is stylishly finished with modern touches throughout, featuring generous living spaces and an impressive master suite. The annex provides comfortable two-bedroom accommodation, making it ideal for extended family living. Situated on a private half-acre plot, the south-facing gardens offer both privacy and security, creating a great environment for family life.

Agent's Perspective

The main house itself is substantial, offering around 2460 sq.ft. of living space, plus an annex that adds another 1,000 sq.ft., ideal for grandparents or other extended family members.

What really sets this place apart is the quality of the finish and the sheer amount of space—both inside and out.

As you arrive at the property, you're greeted by a private driveway that opens up to a large parking area and the six-car garage/workshop, which is perfect for anyone who enjoys hobbies or works from home.

The main house itself is thoughtfully laid out, starting with an impressive entrance that leads into a bright and airy living room, thanks to its south-facing French doors.





The real heart of the home is the open-plan dining kitchen, which spans an impressive 31 by 26 feet in an L-shape.

The kitchen is kitted out with top-of-the-line integrated appliances, quartz worktops, and a central island unit that really adds to the sense of space.

Two sets of French doors in the kitchen area bring the outside in, making it perfect for summer entertaining or just enjoying the garden.

Upstairs, the master bedroom is something special measuring 27 by 12 feet, with its own walk-in dressing room that could double as a fifth bedroom if needed.

The en-suite bathroom is truly luxurious with five pieces and a feature TV which is water and electricity safe. There are three more double bedrooms upstairs.

The family bathroom does need fitting out, but it's a great blank canvas for the next owners to make their mark.

The annex is another highlight, offering a separate living space with two bedrooms, two bathrooms, and a large open-plan kitchen/diner.



With its own set of French doors leading out to the garden, it's a comfortable, self-contained unit that still benefits from the privacy and security of the overall plot.

This home is ideal for a family wanting space and flexibility.

The village of Woodmansey has everything you need for day-to-day living, including a local shop, a primary school, and a pub/restaurant. Plus, being just south of Beverley, you're only a short drive away from the town and all its amenities, with easy access to Kingston upon Hull as well.

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 F.*

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

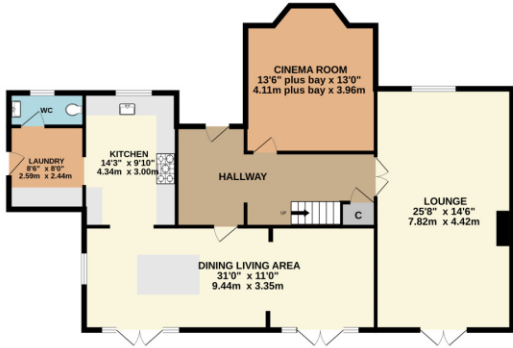
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Valuation/Market Appraisal:

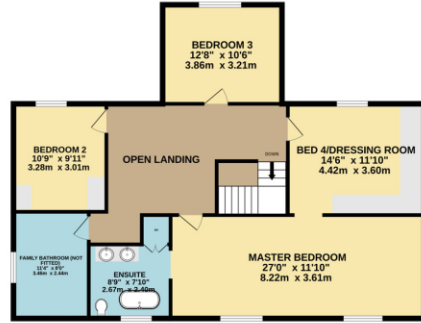
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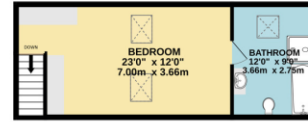
GROUND FLOOR
1331 sq.ft. (123.7 sq.m.) approx.



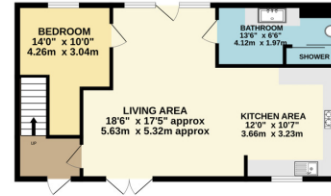
1ST FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



ANNEX
385 sq.ft. (35.7 sq.m.) approx.



ANNEX
637 sq.ft. (59.2 sq.m.) approx.



GARAGE/WORKSHOP
1143 sq.ft. (106.2 sq.m.) approx.



HULL ROAD, WOODMANSEY, HU17 0TH

TOTAL FLOOR AREA : 4626 sq.ft. (429.7 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

