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The Property Specialists

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Fieldhouse Farm , Thirtleby HU11 4LL

£850,000

- Approx 8.6 acres
- Extensive Panoramic Views
- Suit So Many Uses!
- Energy Rating - E

A quite incredible Georgian style farmhouse which has been extensively and sympathetically refurbished by the present owners to an amazing standard and now provides almost 2700 square feet of the highest quality family accommodation along with an extensive range of traditional brick and modern portal frame barns, outbuildings and workshops. This lovely farmstead stands on a plot of approximately 8.6 acres with 6.4 acres of paddock land and a simply delightful south facing garden with mature tree setting which benefits from extensive panoramic views. Fieldhouse Farm offers particularly versatile and spacious accommodation having four very useful reception rooms at ground floor level along with a beautifully appointed kitchen, spacious utility room and cloakroom/w.c. To the first floor the master bedroom has stunning open views and also benefits from an ensuite shower room whilst the three further bedrooms are very well proportioned, two of which offer fitted wardrobes and the light and spacious landing area also leads to a large family bathroom. This really is an amazing home which will suit so many varying uses including equestrian or small holding and it would also offer an excellent opportunity for a home business subject to all necessary consents. Time should be taken to view this wonderful home in order to appreciate the quality of the accommodation and this stunning location on offer. Energy Rating - E. WITHOUT DOUBT THIS PROPERTY OFFERS LOTS OF POTENTIAL FOR A VARIETY OF USES INCLUDING BARN CONVERSIONS SUBJECT TO THE NECESSARY LOCAL AUTHORITY APPROVALS.

LOCATION

Fieldhouse Farm is located to the south of Coniston Lane and therefore is further enhanced by the delightful south facing garden.

Thirtleby is a small hamlet located east of the village of Coniston and therefore benefitting from an idealic rural location but also having superb access to Hull City Centre and the East Yorkshire Coast.

ACCOMMODATION

The accommodation has OIL FIRED CENTRAL HEATING and UPVC DOUBLE GLAZING and is arranged on two floors as follows:

ENTRANCE HALL

18' 2" x 11' 0" (5.54m x 3.35m)
With Karndean flooring, built in cloaks cupboard, staircase to first floor and one central heating radiator.

LIVING ROOM

14' 9" x 14' 6" (4.50m x 4.42m)
With a marble fireplace incorporating a tiled hearth and gas living flame effect fire, ceiling coving, and one central heating radiators.

SITTING ROOM

14' 10" x 14' 6" (4.52m x 4.42m)
With a marble fireplace incorporating a polished stone hearth, cast iron inset and open fire, ceiling coving, and two central heating radiators.

SNUG

16' 7" x 11' 0" (5.05m x 3.35m)
With a fireplace incorporating a tiled hearth and inset with a log burner, picture rail, and one central heating radiator.

DINING ROOM

14' 8" x 14' 0" (4.47m x 4.27m)
With a marble fireplace incorporating a slate hearth, cast iron inset and open fire, and one central heating radiator.

- 2700 sq ft of High Quality Accommodation
- Versatile & Spacious Accommodation
- 4 Bedrooms

KITCHEN

14' 4" x 12' 7" (4.37m x 3.84m)
With an extensive range of base and eye level units with granite worksurfaces incorporating a double drainer sink unit, twin electric ovens with five ring induction hob, tiled floor, French doors leading out to the garden, and one central heating radiator.

UTILITY ROOM

18' 5" x 19' 8" (5.61m x 5.99m)
With fitted cupboards and timber effect worktop with plumbing for an automatic washing machine, tiled flooring, and one central heating radiator.

CLOAKS / W.C.

With a low level w.c. with corner wash hand basin, tiled flooring, and one central heating radiator.

FIRST FLOOR

LIGHT AND SPACIOUS LANDING AREA

With one central heating radiator and doorways leading to:

MASTER BEDROOM 1

15' 8" x 14' 4" (4.78m x 4.37m)
With a range of fitted wardrobes, picture rail, and one central heating radiator.

EN-SUITE SHOWER ROOM

11' 0" x 5' 6" (3.35m x 1.68m)
With a three piece suite incorporating a corner shower cubicle, wash hand basin and low level w.c., downlighting, half tiled walls and one central heating radiator.

BEDROOM 2

15' 0" x 14' 5" (4.57m x 4.39m)
With fitted wardrobes, picture rail, and one central heating radiator.

BEDROOM 3

14' 8" x 13' 10" (4.47m x 4.22m)
With fitted wardrobes, and one central heating radiator.

BEDROOM 4

10' 9" x 10' 2" (3.28m x 3.10m)
With picture rail, and one central heating radiator.

FAMILY BATHROOM

10' 9" x 10' 9" (3.28m x 3.28m)
With a four piece suite incorporating a panelled bath, wash hand basin, low level w.c. and oversized shower in corner cubicle, part tiled walls, and one central heating radiator.

OUTBUILDINGS

OUTSIDE UTILITY

13' 0" x 8' 0" (3.96m x 2.44m)
With tiled flooring, fitted base and eye level units with roll edge worksurface, stainless steel single drainer sink unit.

GARAGE

20' 9" x 17' 2" (6.32m x 5.23m)
With roller shutter door, oil tanks, power and light laid on.

STORE

17' 5" x 9' 0" (5.31m x 2.74m)
With UPVC double glazed door and slatted door to driveway.

STABLE 1

- Incredible Georgian Style
- Stunning Location
- 4 Reception Rooms

STABLE 2

FORMER STALLS

20' 0" x 18' 7" (6.10m x 5.66m)
With brick flooring and door to driveway.

WORKSHOP 1

29' 7" x 9' 9" (9.02m x 2.97m)
With two roller shutter doors with inspection pit, three phase electricity and mezzanine floor.

STORE

15' 3" x 7' 7" (4.65m x 2.31m)
With diesel tank.

DOUBLE OPEN BAY GARAGE

36' 8" x 17' 9" (11.18m x 5.41m)
With concrete flooring, power and light laid on.

OPEN BAY WAGON STORE

42' 0" x 25' 2" (12.80m x 7.67m)
A steel framed building with concrete flooring.

WORKSHOP 2

29' 9" x 25' 8" (9.07m x 7.82m)
A steel framed building with profile roofing, sliding door entry, concrete flooring, power and light laid on.

SIX BAY BARN

120' 0" x 52' 8" (36.58m x 16.05m)
A open steel frame six bay barn with part Yorkshire boring.

CATTLE YARD

With concrete base.

CATTLE STORE

100' 0" x 60' 0" (30.48m x 18.29m)
A steel frame building with concrete flooring and Yorkshire boring.

GARDENS

To the rear of the property and enclosed by the outbuildings is an extremely useful concrete fold yard which is accessed directly from the house and also gives access to the stack yard. The approach to Fieldhouse Farm is via a concrete driveway with extremely useful parking and turning area which in turn leads to a gated access. The house benefits from a delightful south facing garden with mature trees and extensive planting beds which also adjoins the paddock land and benefits from panoramic countryside views. There is a stone terrace seating area and also a further plot of land allocated for growing vegetables.

FARM BUILDING ACCESS

The farm buildings can be approached via a separate gated vehicular access with hardcore stackyard giving access to all buildings.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession is available upon completion at a date to be agreed.

Floor Plan (for guidance purposes only)



FOR GUIDANCE PURPOSES ONLY

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

