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Chartered Surveyors

Kiln House
Kiln House Lane
Tunstall, HU12 0JH

Rural Property
Land and Buildings
Approximately 13.5 acres

Detached Family Home
4 Bedrooms
Versatile accommodation

Asking Price Of:
£425,000



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Kiln House

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Tunstall, HU12 0JH



A rare opportunity to purchase a substantial detached home set within around 13.5 acres of land together with a range of agricultural buildings and generously proportioned gardens.

The property, as a whole, would be suitable for a variety of uses and represents an excellent opportunity at this price. The house itself comprises 4 bedroom accommodation together with two reception rooms and has the versatility that it could be split into two areas given its dual staircases to the first floor.

Range of Outbuildings including dutch barns, workshops, sheds, garage etc.

TUNSTALL

Tunstall village is located in the civil parish of Roos in Holderness, in the East Riding of Yorkshire. It is situated approximately 3 miles north-west of the town of Withernsea, and less than 0.6 miles from the North Sea coast.

To the south-east of Tunstall is a 126 acres, 550 pitch caravan holiday park, Sand le Mere Holiday Village.

ACCOMMODATION

ENTRANCE HALL

With radiator.

LOUNGE/DINER

11' 11" x 21' 4" (3.65m x 6.51m)

With feature multi-fuel stove, double panelled radiator.



SITTING ROOM

13' 2" x 14' 2" (4.02m x 4.34m)

Multi-fuel stove and double panelled radiator.



UTILITY AREA

13' 2" x 6' 7" (4.02m x 2.01m)

With stainless steel sink having base cupboard beneath and space and plumbing for automatic washing machine. Floor mounted oil fired boiler.

BREAKFAST KITCHEN

10' 0" x 15' 0" (3.05m x 4.59m)

Extensively fitted with a range of modern kitchen units featuring base and wall mounted cupboards together with worktops. One and a half bowl ceramic sink with single drainer and appliances including stainless steel oven plus microwave, integrated electric hob with extractor over, double panelled radiator.



CONSERVATORY

20' 7" x 7' 8" (6.29m x 2.36m)

CLOAKROOM/WC

With low level WC.

OFFICE

6' 10" x 15' 0" (2.09m x 4.59m)

With second staircase off to first floor.

PORCH

13' 6" x 5' 9" (4.12m x 1.77m)

FIRST FLOOR

BEDROOM 1

13' 0" x 15' 0" (3.97m x 4.59m)

Double panelled radiator.



BEDROOM 2

12' 2" x 12' 1" (3.71m x 3.69m)

Double panelled radiator.

Fitted laminate floor.



BEDROOM 3

12' 9" x 12' 1" (3.90m x 3.69m)

Double panelled radiator.

Fitted fireplace.



BEDROOM 4

5' 11" x 8' 5" (1.82m x 2.59m)

Radiator. Built-in storage cupboard.

BATHROOM

12' 2" x 8' 8" (3.71m x 2.66m)

With panelled bath having a shower over, low level WC and pedestal wash hand basin. Heated towel rail and fully tiled walls.

SECOND BATHROOM

9' 4" x 8' 8" (2.85m x 2.66m)

With panelled bath and shower enclosure. Low level WC and pedestal wash hand basin. Heated towel rail.

OUTSIDE

The property stands back from the road behind a shallow front forecourt. There is a side vehicular access leading to a car parking area and also onto the gardens.

OUTBUILDINGS

Dutch Barn (60' x 48')

Dutch Barn (60' x 30')

Loose boxes (36' x 15')

Workshop/Loose boxes (71' x 31')

Cattle Shed with lean-to (60' x 41')

General Purpose Shed (85' x 37')

General Purpose Shed (80' x 38')

Lean-to (62' x 19')

Fold Yard Shed (70' x 26' and 50' x 31')

Garage (30' x 12')

CENTRAL HEATING

The property benefits from an oil fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band E.

SERVICES

Mains water, electricity and telephone connected. Drainage by private means.

NOTES

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

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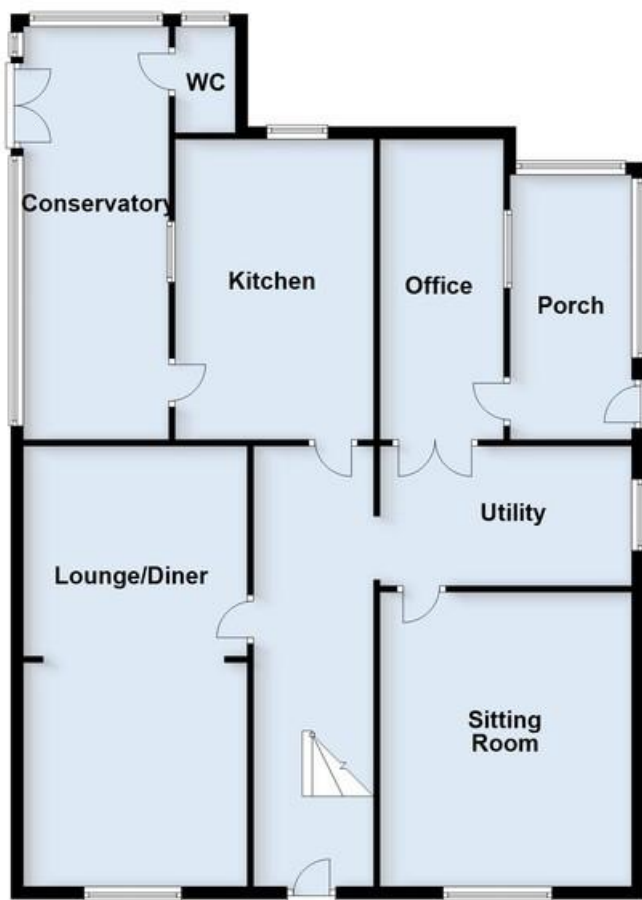






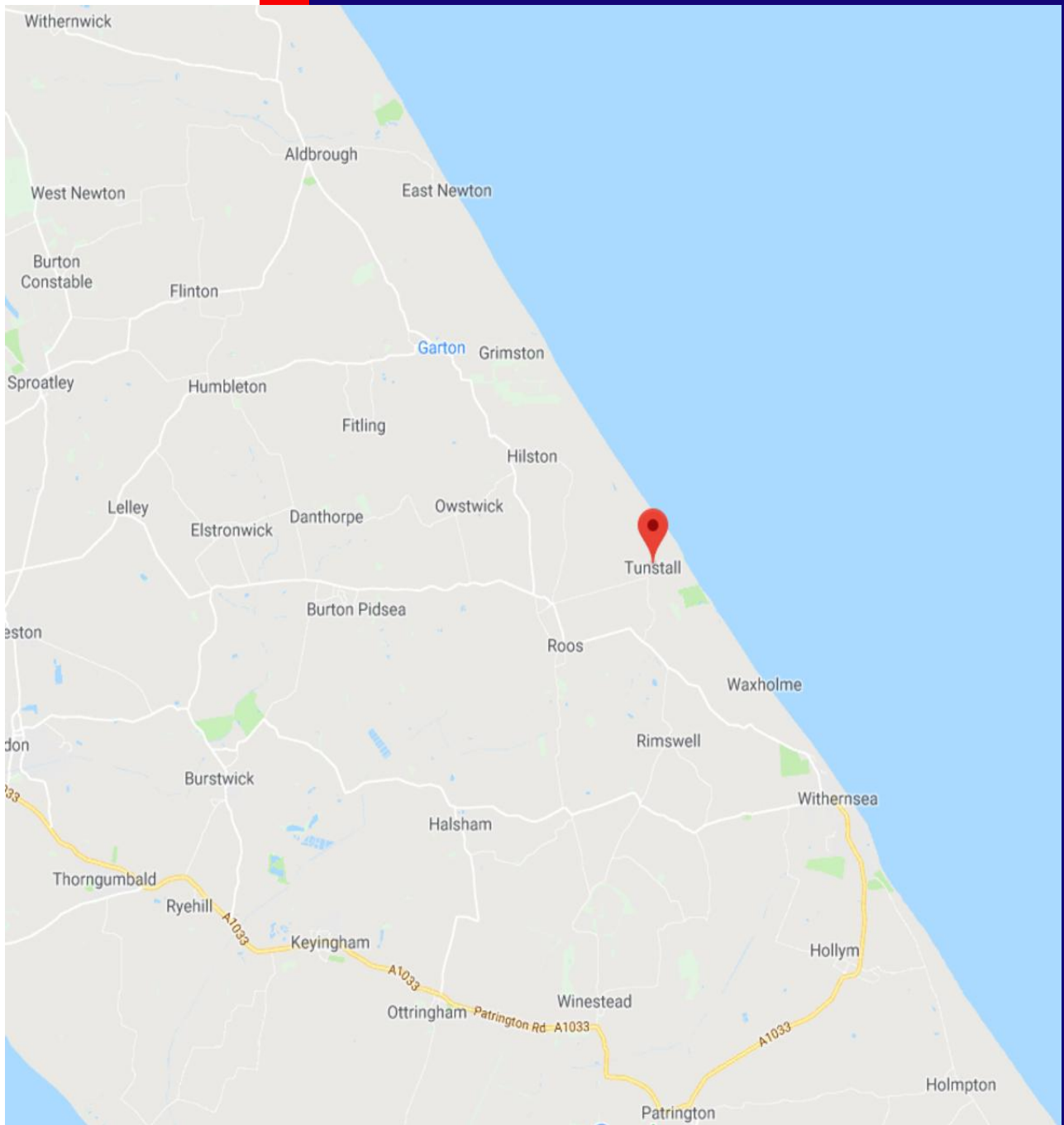


Ground Floor



First Floor





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