



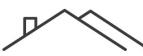
THE GRANGE RECTORY ROAD, ROOS

£650,000
FREEHOLD

Escape to the countryside with this large farmhouse located in the charming village of Roos, East Yorkshire. Situated on a picturesque 12-acre plot, this home offers ample space for privacy and peaceful living.

The main house features spacious rooms with plenty of natural light, creating a warm and inviting atmosphere, the property would benefit from a full renovation. With multiple outbuildings on the property, there is endless potential for expansion or additional use.

Enjoy the beauty of the surrounding landscape from the comfort of your own backyard, where rolling fields and lush greenery stretch as far as the eye can see. Immerse yourself in nature while still being just a short drive away from local amenities and conveniences.


FRANK HILL & SON
Lettings and Estate Agents
established 1924



Entrance Hall

As you enter the property, you are greeted by a hallway that leads seamlessly into the kitchen and cozy snug area.

Kitchen

The kitchen is a blank canvas, ready for a full renovation to create the perfect culinary oasis.

Snug

This charming home boasts a snug living room with a warm fireplace and a large window that overlook the picturesque driveway and paddock.

Utility

This property features a convenient utility area that leads to a spacious rear yard complete with a coal store, outdoor WC, and oil tank/fuel store—perfect for all your storage needs.

Boiler Room

Oil-filled boiler room with electricity connection and a window facing the rear yard.

Storage Room

This beautiful house boasts a unique storage room that leads to the snug. The storage room has tiled floors with cupboards for storage on either side.

Hallway

The hallway leads to the front door that opens up to the front garden, with open stairs leading to the upper level, setting the stage for the elegance found throughout.

Lounge

This stunning home boasts a large lounge with high ceilings and a

cozy fireplace, perfect for relaxing or entertaining guests. The shelving units provide plenty of storage space, while the window overlooking the fields offers breathtaking views.

Sitting Room

This house showcases a spacious sitting room with soaring high ceilings, a cozy fireplace, and large windows that let in an abundance of natural light.

Storage Cellar/ Room

A unique feature - a storage/cellar on the ground level complete with shelving and a window overlooking the rear of the property.

Landing

This home features a large landing area with large windows, perfect for soaking in the natural light and the opportunity to create a reading nook.

First Bedroom

The first bedroom offers ample space and has natural light streaming through the windows, a fireplace is located within this room.

Second Bedroom

The second bedroom boasts picturesque windows overlooking sprawling country fields, creating a tranquil and peaceful atmosphere.

Third Bedroom

The third bedroom boasts stunning views of the surrounding paddocks and comes complete with a built-in cupboard for ample storage space.

Fourth Bedroom

A quaint fourth bedroom is located near the top of the stairs, offering a unique view overlooking the driveway.



Bathroom

This property features a large bathroom with a wash hand basin, WC, and bath already in place, all you need to do is bring your vision for modernizing or renovating this space to create the bathroom of your dreams.

Cloakroom Room

The cloakroom area situated on the upper level leads into what was previously the snooker room, this area requires renovation also.

Snooker Room

The snooker room is perfect for entertaining friends and family. Although it needs full renovation, imagine the possibilities of transforming this space into your own personal oasis. With a window overlooking the driveway.

Attic Room to snooker room

This adjoining room to the snooker room, just waiting to be renovated.

Paddocks

Front lawned garden with ha-ha. Side orchard with a timber poultry shed. Grass paddocks surround the property.

Domestic Out Buildings to House

Rear yard with two stores. Double Garage.

Farm Buildings

Several ranges of mostly traditional brick buildings with either pantile or slate roofs mostly in need of repair. Dovecote with timber store and 6 bay cart sheds. The Foldyard range compromises an open yard surrounded by piggeries, loose boxes, stables, two granarys, grain bins, and a drying system. Horse walk shelter sheds. Foldyard Range comprising open yard- 5 Bay Shelter Shed. Loose Boxes. Piggeries - Dutch bard 4 bay triple span with grain bins. GP.

Shed 5 bay with lean-to and concrete. Implement Stork with lean-to. Four Nissen-type huts.

Land

The property stands in and is surrounded by 12 acres of grass paddocks. 1. A previous vendor has developments covenants over this land - details awaiting. 2. The vendor will maintain the open ditches on the east & south of the land and will retain access to do so.



GENERAL ADDITIONAL INFORMATION

TENURE Freehold with Vacant Possession

PLANNING All Intending Purchasers must satisfy himself as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire Council.

COUNCIL TAX/BUSINESS RATES Internet enquiries via the East Riding of Yorkshire Council show the Council Tax banding is 'F'

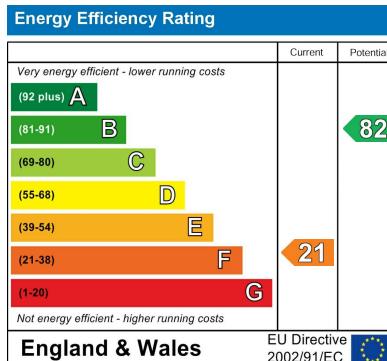
ENERGY PERFORMANCE CERTIFICATE Currently rated F

AGENTS NOTES On the 26th June 2017 the Fourth money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation. SERVICES Mains Water, Electricity, Oil are believed to be connected.

MISDESCRIPTIONS/MEASUREMENTS The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

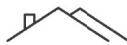
VIEWING- STRICTLY BY APPOINTMENT ONLY ADDITIONAL INFORMATION Frank Hill & Son for themselves and for the vendors of the property or articles out in these particles, give notice that

- These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract
- All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors
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- Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.
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Main Office 01964 630 531
18 Market Place accounts@frankhillandson.co.uk
Patrington
East Yorkshire
HU12 0RB


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