



# GRANGE FARM HUMBER LANE WELWICK

**£595,000**  
**FREEHOLD**

Nestled in the charming village of Welwick, Hull, this stunning detached house on Humber Lane offers a perfect blend of modern living and countryside tranquillity. With five generously sized bedrooms, this property is ideal for families seeking space and comfort.

One of the standout features of this property is the spacious area of land that surrounds it, providing ample outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the serene views of the countryside.

Additionally, the property comes with planning permissions, offering exciting possibilities for future enhancements or expansions, allowing you to tailor the home to your specific needs.

  
**FRANK HILL & SON**  
*Lettings and Estate Agents*  
established 1924



## Description

A spacious farmhouse with over 2000 sq ft of internal space and a plot of around 3.7 acres in this attractive East Yorkshire village. The property has been much improved by the current owners and also benefits from planning permission for a Children's Residential Home (Class C2). There is also planning permission for a separate 2 bedroom detached bungalow just to the west of the current house. Whether for personal use, as a smallholding, use by a multi-generational family or use as a children's home, this great property will have significant appeal and an early viewing is highly recommended. This lovely detached house of over 2000 sq ft enjoys a large plot of around 3.7 acres. Much is fenced and used as a paddock but there is also a significant gravelled hardstanding area around the property, a detached garage and 3 car ports. An area of land just to the west of the house benefits from planning permission for the construction of a two bedroom detached bungalow 12/2/204 (valid for 3 years). The current owners have also gained planning permission for conversion of the property to a Children's Home (C2 Class) with spaces for 4 children 1/8/2024 (valid for 3 years).

## Location

Welwick is a small rural village lying to the east of Hull in the Holderness area of East Yorkshire. Nearby amenities are available in Withernsea to the north, Patrington and Hedon to the west, as well as Hull at a further distance west.

The property has been much improved by the current owners and modernised with a view to being used as a children's home. An owner occupier will still benefit from much of the modernisation but is likely to want to adapt things cosmetically for personal use. The improvements include new uPVC windows and doors, a new gas central heating system, a new sewerage treatment plant as well as a new kitchen and updated sanitaryware. Much of the work has been completed though there is some more to do. A change of plans has led to the property being offered for sale. The accommodation comprises (for how it might be used a private home): an Entrance Hall, Snug, Office, a huge 600+sq ft L-shaped Living, Dining and Kitchen area with an island to the kitchen area and a range of fitted units, Utility Room and WC Cloaks/Shower Room. To the first floor is a spacious Landing, two large Double Bedrooms (1 en suite) a further Double Bedroom and two good sized Single Bedrooms as well as a Bathroom and separate WC. The property is reached by a private driveway from Humber Lane which opens onto an extensive area of gravelled car hardstanding. To the east side of the house there is a garage and attached 3 bay carport. The rest of the plot is a fenced-off paddock which lies to both the east and south of the house. This appealing property will have a range of different angles that will be of interest to various buyers. It is offered with no forward chain and an early internal inspection is highly advised. We do have a 360 degree tour available which will provide an excellent insight in the first instance.

## Entrance Hall

Large understairs cupboard and stairs to the first floor.

## Snug

French doors to the front. This room has the potential to be used as a bedroom.

## Study

Window to the side. Potential to be converted into an en suite if the adjacent snug was used as a bedroom.

## Living / Kitchen

A large L-shaped space with French doors to the front and a further window to the side and rear. The kitchen has a range of base and wall mounted fitted units with an island which has a breakfast bar and space for a Range-style cooker.

## Utility Room

With a window to the rear and a door to the side. Base and wall mounted units.

## WC Cloaks/ Shower room

A three piece suite comprising shower unit, low flush WC and wash-hand basin with cupboards under.

## First Floor Landing

a spacious landing with a window to the front and built-in cupboard

## Bedroom

a spacious double bedroom with a window to the front

## En Suite Bathroom

with low flush WC, pedestal wash-hand basin and panelled bath. Window to the side

## Bedroom

a spacious double bedroom with a window to the front

## Bedroom

A double bedroom with a window to the rear

## Bedroom

A larger single bedroom with window to the rear

## Bedroom

a single bedroom with a window to the side

## Bathroom

A four piece bathroom suite with a panelled bath, shower unit, low flush WC and wash-hand basin with cupboards underneath. Window to the side

## Separate Bathroom

Low flush WC and small wash-hand basin



## Outside

The property is accessed via a private driveway leading from Humber Lane via a 5-bar timber gate. The driveway lead on to an expansive area of gravelled car hardstanding to the front and east side of the house. This in turn gives access to a detached garage with double timber doors to which there is a spacious 3 bay carport attached and there is an area of decking to the front of the house. The rest of the plot is taken up with a fenced paddock to the south and east of the house. This can be accessed via gates to the east and west of the house. There is a further area of grass on the west side of the house which benefits from planning permission for a detached 2 bedroom bungalow.

## Planning permission

There are two valid planning permissions which the property benefits from. The first is for conversion to use as a Children's home (Class C2) which Can be seen by going to the East Riding of Yorkshire Council Planning Portal and searching for 4 bedrooms PP under reference no: 24/01520/PLF. This was granted on the 01/08/2024 and lasts for 3 years. There is also planning permission for a detached 2 bedroom bungalow which can be found under reference no: 23/03030/PLF/ This was granted on the 12/02/2024 and lasts for 3 years.

## Additional Information

### TENURE

Freehold with Vacant Possession on Completion

### PLANNING

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

### ENERGY PERFORMANCE CERTIFICATE

EPC rating - D

### 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 gas, electricity and water are connected to the property. Drainage is via a private sewage treatment plant. None of the services or installations have been tested.

## 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.

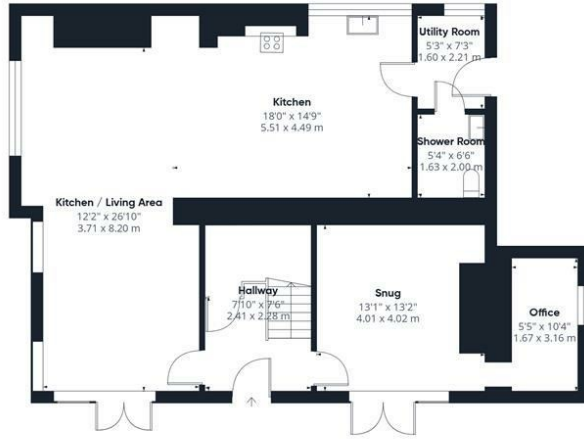
## VIEWING- STRICTLY BY APPOINTMENT ONLY WITH THE AGENT

## 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
- None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase.
- 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.
- The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property
- Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure.





Ground Floor

Approximate total area<sup>m</sup>  
 2008 ft<sup>2</sup>  
 186.3 m<sup>2</sup>

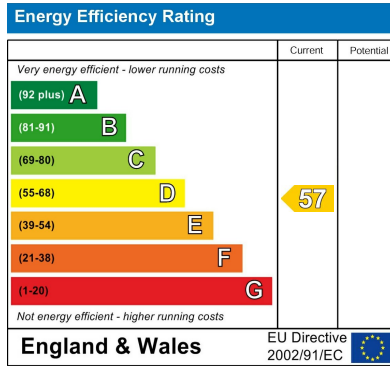


Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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