

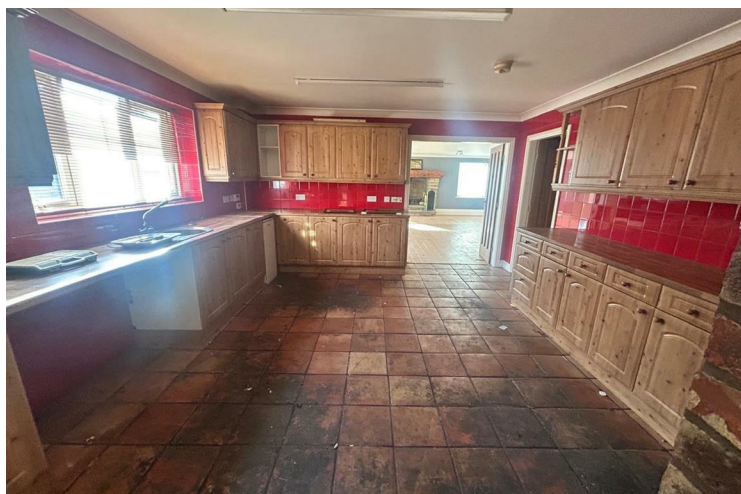


HALFWAY COTTAGE MAIN STREET ROOS

£450,000
FREEHOLD

Nestled on the charming Main Street in Roos, this impressive detached farmhouse offers a unique opportunity for those seeking a spacious family home with potential for personalisation. Whilst the original front appears modest, a new rear extension creates an expansive 4,305 square feet. The property boasts four generous reception rooms, providing ample space for both relaxation and entertaining. With five well-proportioned bedrooms and four bathrooms, this residence is designed to accommodate family living comfortably. Standing in 3.32 acres with stables, workshops and a large GP building, this property offers what most people require


FRANK HILL & SON
Lettings and Estate Agents
established 1924



WE ARE INVITING FULL AND FINAL OFFERS BY 9AM MONDAY 17TH NOVEMBER.

The farmhouse is set within a picturesque landscape, complete with separate stables and a paddock, making it an ideal choice for equestrian enthusiasts or those who appreciate the tranquillity of rural life. While the property is in need of refurbishment, it presents a blank canvas for buyers to create their dream home, tailored to their individual tastes and preferences.

This property is perfect for those who value space, privacy, and the opportunity to invest in a home that can be transformed into a stunning retreat. With its prime location in Roos, you will enjoy the benefits of a peaceful village atmosphere while remaining within easy reach of local amenities and transport links. Embrace the potential of this large farmhouse and make it your own.

Entrance
7'10" x 4'4" (2.397 x 1.341)

Shower Room
4'10" x 7'5" (1.477 x 2.282)

Hallway including stairs
10'9" x 10'7" (3.299 x 3.236)

Original Kitchen
14'5" x 13'9" (4.402 x 4.204)

Lounge
24'1" x 30'6" (at the widest points (7.364 x 9.299 (at the widest points)

Dining Room
14'1" x 9'6" (4.317 x 2.915)

Lounge
20'5" x 11'4" / 28'11" x 11'4" (6.246 x 3.465 / 8.821 x 3.476)

Second Kitchen
8'0" x 27'11" (2.453 x 8.512)

Dining Room
11'0" x 11'10" (3.372 x 3.629)

Front hall room
11'3" x 14'11" (3.435 x 4.547)

Upstairs

Bedroom with Cupboard
10'7" x 13'4" (3.238 x 4.088)

En Suite
5'11" x 10'6" (1.805 x 3.212)

Bedroom 7.230 x 3.997
Mirrored wardrobe and balcony

Ensuite Shower Room
7'1" x 6'10" (2.177 x 2.093)

Bedroom
15'3" x 10'8" (4.653 x 3.254)

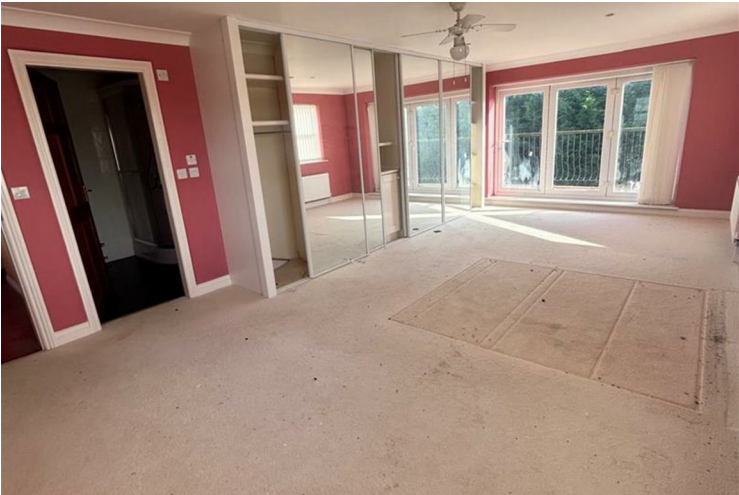
Bedroom
11'2" x 11'0" (3.404 x 3.365)

Dressing Room
13'7" x 7'10" (4.163 x 2.389)

Bedroom
11'10" x 10'11" (3.628 x 3.341)

Bathroom
8'0" x 12'1" (2.443 x 3.697)

Outside
Standing in 3.32acres of Paddocks and Gardens, the property has a rear



gravelled yard with garage/workshop. A block of 3 stables, timber shed and a steel framed workshop/store 150ft x 60ft with 2 roller shutter/sliding doors.

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

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SERVICES

Mains water, electricity and drainage are connected to the property. No gas to the property currently, oil fired heating has been used. Please note we have not tested the services or any of the equipment or appliances in this property, therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

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

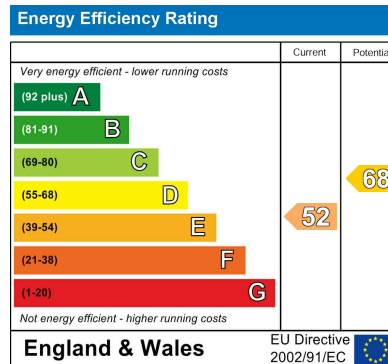
- Frank Hill & Son for themselves and for the vendors of the property or articles out in these particulars, give notice that
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 - All statements contained in these particulars as to the property or articles are made without responsibility on the part 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.



Halfway Cottage Main Street



Total Area: 348.6 m² ... 3752 ft²
All measurements are approximate and for display purposes only



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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