



# BLACK MILL COTTAGE WAXHOLME

**£175,000**  
**FREEHOLD**

FOR SALE BY ONLINE ACTION ON WEDNESDAY 3RD DECEMBER 2025

GUIDE PRICE £175,000-£225,000

A detached former Mill House and Windmill base in need of renovation located near the coast, with reputed links to Tolkein's Two Towers.

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







This wonderful property occupies a distinctive position in the Holderness coastal area and is also reputed to be part of the inspiration for one of Tolkien’s Two Towers. It comprises of a former mill house, the adjacent cottage (both now combined as one), a range of outbuildings and the base of an historic mill tower from which it takes its name. There are good sized grounds surrounding the property with views over the north sea and open countryside from its pronounced position. The property is comprised of two titles though the cottage and house have been occupied as one for some time. It will require significant renovation but the combination of its position, character and space along with the potential connection to such an icon of English literature, and now the silver screen, is likely to have wide appeal. The property is not listed.

The Tolkien connection comes as result of the celebrated author being based in the area during the First World War. This was recently celebrated by the unveiling of statue in nearby Roos, a village where Tolkien’s observation of his wife singing and dancing in the woods was said by him in a letter to his son to be his inspiration for the tale of ‘Luthien Tinuviel and Beren’. There is a theory put forward by a couple of writers that as Tolkien was based on a nearby army camp at Thirtle Bridge (a road to the west) the combination of the famous white Withernsea lighthouse and the Black Mill on the horizon were the inspiration for the Two Towers. Tolkien’s sketches for the early covers of the book show the white tower looked very much like Withernsea Lighthouse. A book called Tolkien in East Yorkshire 1917-1918 by Phil Mathisson and a blog by Michael J Flowers will provide further interesting information and insight.

Ignoring the fascinating potential connection with one of the English languages most celebrated works of fiction, the house, grounds and mill have more than enough to offer even those with no interest in Tolkien. The current house is a result of the Mill house and Mill Cottage being merged some time ago. There is no evidence that any relevant planning permission was sought, and the properties still occupy separate titles. The remains of Black Mill itself are on the southern end of the plot and forms a distinctive local landmark. The original mill was believed to have been constructed during the mid 1600’s and was last active around 1900. The grounds surrounding the building are of a good size allowing for a more private rear garden to the east as well as larger areas of lawn and landscaped areas to the south and west sides.

The property will require extensive work to upgrade it, but we believe it offers an exciting opportunity for the discerning buyer to create a wonderful home in a lovely rural location close to the East Yorkshire coast. We have a 360 tour available which will provide an excellent overview of the property short of a physical inspection.

**Location**

Waxholme is small hamlet close to the East Yorkshire coast in the Holderness area though Black Mill House sits inland to the south west of it. The property is surrounded largely by agricultural fields. Nearby Withernsea provides and extensive range of local amenities which are supplemented by those in Patrington, Hedon and at a further distance, Beverley and Hull.



**Entrance Porch**

4'9" x 4'10" (1.47 x 1.48)

**Entrance Hall**

**Snug**

12'10" x 15'0" (3.92 x 4.59)

With quarry tiled floor, window to front and narrow French windows to side garden

**Dining Room**

12'10" x 12'7" (3.92 x 3.85)

Window to front, fireplace and parquet flooring

**Living Room**

24'4" x 10'9" (7.43 x 3.30)

A spacious room in the cottage part of the property with two windows to the front, and stairs to the first floor

**Kitchen**

7'10" x 20'0" (2.39 x 6.12)

A spacious kitchen with a range of fitted units, electric oven and hob, tiled floor and splash backs, window to rear and pantry cupboard

**Utility**

8'6" x 17'6" (2.60 x 5.34)

A very large utility with windows to three aspects, a range of fitted kitchen units, plumbing for a washing machine and a door to the rear

**Cloaks WC**

11'1" x 6'0" (3.40 x 1.84)

A large cloak WC that is mid-development and could accommodate a shower or bath as well. Low flush WC, wash hand basin, hot water tank and two windows to the side.

**First Floor**

**Landing**

with built in cupboard

**Bedroom 1**

12'9" x 14'2" (3.91 x 4.34)

A spacious double bedroom with window to front

**Bedroom 2**

12'11" x 10'1" (3.95 x 3.08)

A double bedroom with window to front and fitted wardrobes

**Bedroom 3**

21'5" x 11'0" (6.53 x 3.36)

A spacious double bedroom with two windows to the side and one to the rear





**Bedroom 4**  
7'7" x 12'8" (2.33 x 3.87)  
A good-sized single bedroom with a window to the rear

**Bathroom**  
9'9" x 6'9" (2.98 x 2.06)  
With a bath, hand basin and large cupboard

**Seperate WC**  
3'7" x 6'0" (1.11 x 1.85)  
With low flush WC

**Outside**  
Black Mill - only the lower part of the mill tower now remains, or a 'stump', the top having been removed by the army during the First World War when it and neighbouring buildings were requisitioned. There are remains of the attached buildings, the tops of which can be seen in old photographs. The tower is quite overgrown with ivy, and a tree has taken root inside.

**Garage**  
A generous garage building attached to the northern face of the house with a higher roof, the building extends to the side of the single up-and-over door, and there is a courtesy door to the rear garden

**Brick Store**  
Behind the garage is a further large brick store of a good size with a door to the rear garden area and a window to the northern aspect. There are the remains of a further brick store on the northern boundary, which no longer has a roof

**Driveway**  
There is a driveway and car hard standing to the front of the property, leading to the garage and provides parking for several cars

**Gardens**  
There is a more private area of garden to the rear (eastern side) of the house, with areas of lawn, paving, several trees and fencing to the perimeter. There is a lean-to greenhouse attached to the rear wall of the utility room. There is a further largely lawned garden to the southern and western side of the house and a lower level immediately adjacent to the property. There are several trees, hedging and low walls form much of the perimeter.

**Viewing**  
Strictly by appointment only with Frank Hill and Son 01964 630531

**Services**  
Drainage - Septic tank which is unlikely to conform to modern regulations, so will require upgrading by any purchaser

Mains Water and Electricity  
Central Heating was previously Oil-Fired, but the boiler has been removed. There are some storage heaters

**Tenure**  
Freehold with vacant possession upon completion

**Council tax**  
Council tax is payable to The East Riding of Yorkshire Council. The house is shown in the Council Tax Property Bandings List in Valuation Band E

**Method of Sale**  
The property will be offered for sale by online auction on 3rd December 2025

For further legal information relating to this lot please log on to [auctionhouse.co.uk/hullandeastyorkshire](http://auctionhouse.co.uk/hullandeastyorkshire)

**Conditions of Sale**  
The property will be sold subject to conditions of sale, copies of which will be available for inspection at the auctioneers offices, with the solicitors and on-line at [auctionhouse.co.uk/hullandeastyorkshire](http://auctionhouse.co.uk/hullandeastyorkshire) prior to the date of the auction

**Additional Fees**  
The purchaser will be required to pay an administration charge of 0.3% subject to a minimum of £900 (£750 +VAT) and a buyers premium of £720 (£600 +VAT) in addition to the purchase price of the property

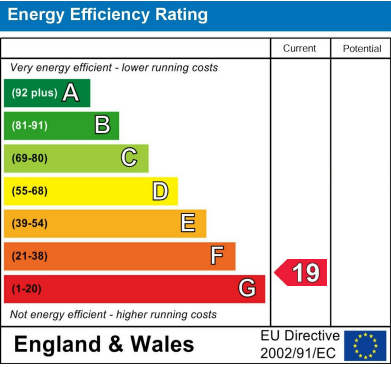
**Guide Price**  
Guides are provided as an indication of each sellers minimum expectation. They are not necessarily figured which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide

**Disbursements**  
Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion

**Solicitors**  
Sandersons Solicitors, Withernsea branch. FTAO David Macnamara

**Online bidding**  
If you want to bid on this property, copy and paste the link below into your URL bar or into a Google Search and it will take you to a video that explains the process:  
[youtube.com/watch?v=lmXr4HXR36c](https://youtube.com/watch?v=lmXr4HXR36c)





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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