



BROADLANDS PATRINGTON ROAD HOLMPTON

£570,000
FREEHOLD

This individual property is set within almost 9.5 acres of land, including paddocks, a pond, and a tree plantation, and is a lovely rural retreat on the East Yorkshire coast. The detached bungalow and its garden enjoy a peaceful position along a private roadway and outlooks across the surrounding fields comprising two grass paddocks, making this an ideal opportunity for those with equestrian or hobby farming interests. The property dates from the 1970s and benefits from generously proportioned rooms, including two dual-aspect reception rooms, a breakfast kitchen, three double bedrooms, and three bath/shower rooms, all on the ground floor. The roofspace contains a fourth bedroom and WC, and may have potential for further development if a buyer should require it.

FRANK HILL & SON

Est. 1924



Entrance Hall

The main area has a herringbone solid wood floor and an open tread staircase leading off. Deep built-in cupboard, airing cupboard housing hot water tank, two radiators, and ceiling coving.

Lounge

13'4" x 23'11" (4.08m x 7.29m)

A bright and spacious dual-aspect room with two large picture windows and a tiled fireplace with Baxi grate. Two radiators, ceiling coving, and glazed double doors lead to the dining room.

Dining Room

12'9" x 10'11" (3.90m x 3.34m)

Again dual aspect with four large arched windows and a wall with mock fireplace recess and two display niches. Radiator and ceiling coving.

Kitchen

12'8" x 12'4" (3.88m x 3.78m)

Fitted with a range of cabinets with oak doors and granite effect laminate worktops including a one and a half bowl single drainer sink. Integral dishwasher, radiator, and tiled flooring.

Entrance Lobby

Radiator.

Utility Room

4'8" x 7'0" (1.44m x 2.15m)

Plumbing for automatic washing machine.

Bedroom One

15'7" x 16'6" (4.75m x 5.03m)

Radiator. The door leading to the en-suite shower room.

En-Suite Shower Room

8'10" x 5'8" (2.71m x 1.74m)

With a plumbed shower in an enclosure, wash-hand basin, and low-level toilet suite. Approx. half-height splashback tiling, tiled floor, and radiator.

Family Bathroom

11'1" x 8'10" (3.39m x 2.71m)

Features a large bathtub, pedestal wash-hand basin, low-level toilet suite, bidet, and a quadrant shower with a plumbed shower unit. Built-in cupboard. Approx. half to full height wall tiling and radiator.

Bedroom Two

15'1" x 12'10" (4.62m x 3.92m)

Fitted with a comprehensive range of wardrobes, high-level cupboards, and a chest of drawers. Radiator and ceiling coving.

En-Suite Wet Room

11'7" x 5'4" (3.54m x 1.64m)

The majority is fully tiled and with a plumbed shower unit, low-level toilet suite, and pedestal wash-hand basin. Radiator.

Bedroom Three

15'1" x 10'2" (4.60m x 3.12m)

Fitted furniture includes two double wardrobes, high-level cupboards, and a dresser. Radiator and ceiling coving.

Landing

Built-in eaves storage cupboard and cold water tank storage. Radiator, roof light, door to remaining loft area.

Seperate Bathroom

With WC and wash-hand basin.

Bedroom Four

14'6" x 9'1" (4.44m x 2.79m)

Radiator and roof light. Access to boarded-out eaves storage.

External

The bungalow is set within the immediate surroundings of a mature garden that is contained within boundary hedges and entered through a gate in the middle of the frontage which serves as a gravel driveway running to both sides of the building and providing ample parking. The front of the property is mainly planted with shrubs providing a roadside screen, and to the rear is a roughly south-west facing patio and lawn with borders. Timber summerhouse and timber shed.

Land

Extending to around 9.47 acres in total the property includes two parcels of land, each with frontage to Patrington Road. A grass field of about 3.29 acres wraps around the bungalow and garden on 3 sides. On the opposite side of the private road which gives access to the property is a further grass field which includes a mature tree belt to the east and south side, and a pond - a further approx 5.87 acres.



Additional Information

PLANNING

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

TENURE

Freehold with Vacant Possession on Completion

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.

MISDESCRIPTIIONS/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.

WAYLEAVES/RIGHTS OF WAY/EASEMENTS

The Land is Sold subject to and with the benefit of all existing rights of way, water, light, drainage, all other easements and wayleaves affecting the Land and whether mentioned in these Particulars or not

PLANS AND PARTICULARS

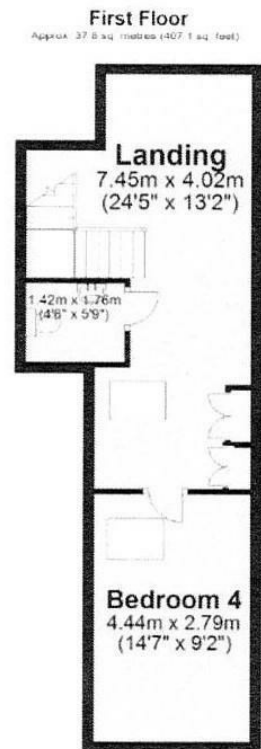
The Plans have been prepared and the Acreage in the particulars are stated for the Convenience of the Purchasers and are based on the Ordnance Survey Map with the sanction of the Controller of HM Stationary Office. The Plans and Particulars are believed to be correct but their accuracy cannot be guaranteed and no Claims for Omissions can be admitted.

VIEWING- STRICTLY BY APPOINTMENT ONLY

ADDITIONAL INFORMATION Frank Hill & Son for themselves and for the vendors of the property or articles out in these particulars, 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.
- 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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

**FRANK HILL
& SON**

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01964 630531



property@frankhillandson.co.uk



www.frankhillandson.co.uk



18 Market Place, Patrington, East Yorkshire, HU12 0RB