



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## Thimble Hall Hollym Road

Patrington, HU12 0PD

Offers In The Region Of  
£425,000



Set on the very edge of this highly desirable village, surrounded by open fields with far-reaching countryside views in every direction, this individually designed detached home offers a rare opportunity to enjoy an exceptional lifestyle in a truly enviable setting. Combining generous living accommodation with beautifully landscaped gardens and high quality improvements throughout, this is a home that simply has to be viewed to appreciate everything it has to offer.

Having been extensively enhanced by the current owners, the property benefits from double glazing, beautifully appointed bathrooms and a wealth of thoughtful upgrades throughout. Offering three double bedrooms, four bathrooms and three reception rooms, the versatile layout is perfectly suited to modern family life, those working from home or buyers seeking flexible multi-generational living, with the potential to create ground floor bedroom accommodation if required.

At the heart of the home is a superb open plan kitchen diner, complemented by a conservatory and a choice of reception rooms, creating an ideal environment for both everyday family life and entertaining on a grand scale. Every principal room has been designed to make the most of the surrounding gardens and uninterrupted countryside views.

Externally, the property is equally impressive. A gated driveway provides extensive parking alongside a double garage, while the landscaped wraparound gardens have been carefully designed to create a series of outdoor spaces. From the outdoor kitchen and sunken fire pit, perfect for summer entertaining, to the lawned gardens and patios overlooking the surrounding fields, the outside space is every bit as impressive as the accommodation within.

A further opportunity exists above the garage, where a substantial loft room is currently utilised for hobbies and storage. Subject to any necessary alterations and building regulation approval, this space offers exciting potential.



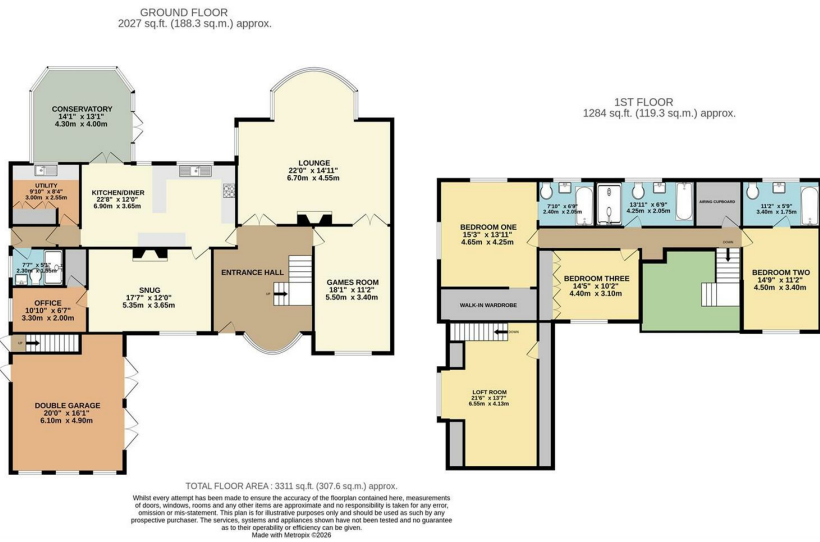


A gated entrance opens onto a brick paved driveway providing extensive off street parking and access to the double garage, fitted with twin garage doors, creating an excellent workshop space. Gated access leads into the wraparound landscaped gardens, where a sunken fire pit seating area and outdoor kitchen provide an outstanding entertaining space for summer gatherings. The gardens continue around the property with generous lawned areas, mature planting and patio seating areas positioned to enjoy the surrounding countryside. A low boundary wall ensures the uninterrupted views across the neighbouring fields remain a constant feature of the garden. Entering into the property, an impressive reception hallway immediately sets the tone for the home, featuring an atrium style staircase rising to a galleried landing, attractive timber wall panelling and a striking floor to ceiling curved bay window that floods the space with natural light. Leading through, the main lounge is centred around a feature fireplace and enjoys a further curved bay window overlooking the rear garden and open countryside beyond. Double doors open into a second reception room, currently arranged as a games room, providing flexible additional living space. The open plan kitchen diner forms the heart of the home and is fitted with a comprehensive range of units incorporating a double oven, microwave, separate hob and integrated dishwasher. The dining area comfortably accommodates a large family table and

opens through patio doors into the conservatory, currently utilised as a more formal dining space overlooking the gardens. Continuing through the ground floor, a generous utility room provides excellent storage and workspace, leading to a rear lobby with external access. The adjoining ground floor WC has been thoughtfully adapted with a dog shower, ideal after countryside walks. A third reception room offers a more intimate living space with a rustic fireplace, while an adjoining office provides an excellent home working environment with secure storage. Together these rooms could easily be adapted to provide ground floor bedroom accommodation if required. To the first floor, the spacious galleried landing gives access to three generous double bedrooms. The principal bedroom enjoys stunning open countryside views together with a walk-in wardrobe and a beautifully appointed en suite bathroom. Bedroom two also benefits from its own stylish en suite, while the luxurious family bathroom has been remodelled to include both a bath and a large walk-in shower with contemporary feature tiling. An externally accessed staircase leads to the loft room above the garage, currently used as a hobby and storage space with a dormer window providing natural light. Subject to any necessary alterations and building regulation approval, this space offers exciting potential to create a guest suite, teenage annexe or additional home office.

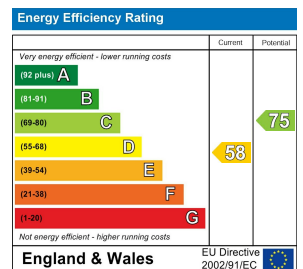
- Lounge 25'7" into bay x 21'11" (7.80 into bay x 6.70)
- Games Room 18'0" x 11'1" (5.50 x 3.40)
- Kitchen Diner 11'11" x 22'7" (3.65 x 6.90)
- Conservatory 13'1" x 14'1" (4.00 x 4.30)
- Utility 8'6" x 9'10" (2.60 x 3.00)
- Cloakroom 5'2" x 7'6" (1.60 x 2.30)
- Snug 11'11" x 17'6" (3.65 x 5.35)
- Study/Office 6'6" x 10'9" (2.00 x 3.30)
- Galley Landing
- Bedroom One 15'3" x 13'11" (4.65m x 4.25m)
- Ensuite 6'8" x 7'10" (2.05 x 2.40)
- Bedroom Two 14'9" x 11'1" (4.50 x 3.40)
- Ensuite 5'8" x 11'1" (1.75 x 3.40)
- Bedroom Three 10'2" x 14'5" (3.10 x 4.40)
- Bathroom 6'8" x 13'11" (2.05 x 4.25)
- Double Garage
- Garden
- Agent Notes

Reception Hall 15'3" plus bay x 14'3" (4.65 plus bay x 4.35)



### Energy Efficiency Graph

tenure: Freehold



Council Tax Band F  
Agent Notes:

Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler. Mobile & Broadband: we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker. Council tax band F. Services include mains gas and electric. Drainage via a septic tank.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.

