



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Valley Farm Estate

Asking Price £495,000

Smook Hills Road Hollym, HU19 2QQ



A rare opportunity to acquire a versatile residential estate set within approximately 6 acres in the village of Hollym. The property comprises a substantial principal dwelling with flexible ancillary accommodation, together with an additional linked dwelling used in conjunction with the main residence. All buildings sit under a single title and share mains services, making the estate ideal for multi-generational living, dependent relatives, guest accommodation or home-working.

In addition to the residences, the estate includes a 4.5-acre paddock with stable block, a third-acre woodland, and several outbuildings including a large workshop, a storage barn and further ancillary structures. The land and buildings offer excellent potential for equestrian, hobby farming or home-based business use (subject to necessary consents).

The entire estate will be sold with vacant possession on completion. Positioned close to the coast, nearby towns and local amenities, the property offers an impressive balance of rural living and practicality.





### The Lodge - Principal Residence

The main house offers spacious and adaptable accommodation. Entry via a utility room leads into a central reception hall with a ground-floor shower room. Double sliding doors open into a generous lounge with vaulted ceiling and multi-fuel stove. The kitchen features modern units and a central island, with an adjoining garden room used as a dining area.

A ground-floor annexe is accessed from the main residence and provides a large bedsit with fitted wardrobes, kitchen, bathroom and its own external door – ideal for a dependent relative or guest accommodation.

A single-storey outbuilding connected to the main residence provides useful ancillary space currently used as a games room and storage areas, leading through to a home office with built-in storage and onward access to a spacious garage with roller door.

The first floor offers two double bedrooms, a single bedroom and a family bathroom.

### Greenways - Linked Secondary Dwelling

Located within the same title and served by shared services, Greenways has been used in conjunction with the main residence. Accommodation includes an open-plan kitchen diner, lounge, ground-floor bathroom and two ground-floor bedrooms, with two further double bedrooms on the first floor. Externally it benefits from a private enclosed garden, brick outbuilding and parking area – ideal for extended family, guests or multi-generational living.

### Outbuildings & Land

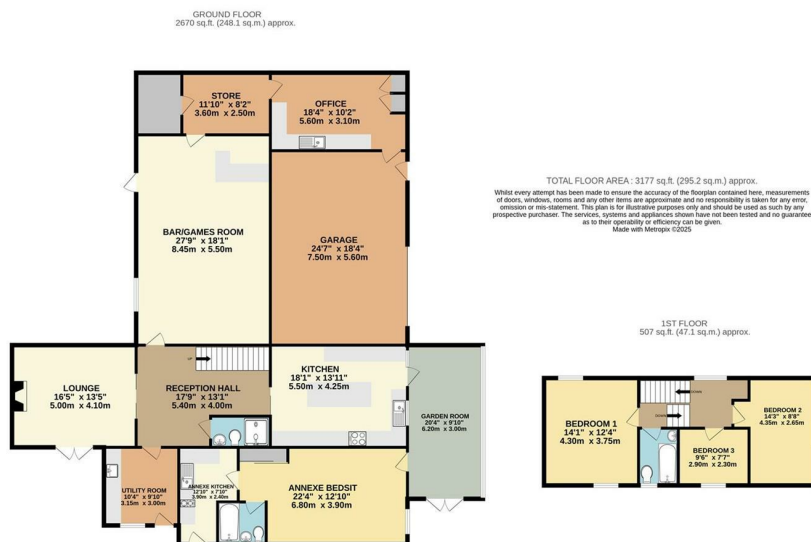
- Stables (approx. 67m<sup>2</sup> / 720ft<sup>2</sup>): timber stable block divided into two sections with five stalls and water feed.
- Workshop (approx. 187m<sup>2</sup> / 2012ft<sup>2</sup>): substantial workshop with roller shutter access, car lift and storage areas.
- Storage Barn (approx. 200m<sup>2</sup> / 2152ft<sup>2</sup>): large secure barn with shuttered entrance and internal partitioned sections.

The estate includes level paddock land, woodland

and yard space. A public footpath runs along the edge of the southern paddock and along part of the shared driveway, without entering the yard. The owner also benefits from vehicular access along this route for maintaining the woodland, with potential to create a secondary paddock access if desired.

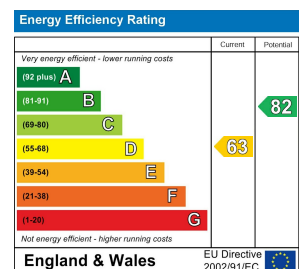
### Services & Additional Information

- All buildings share mains supply for electricity and water.
- The Lodge is heated by mains gas Greenways via LPG.
- Drainage via septic tank.
- Three-phase electricity connected.
- Both dwellings are currently Band A. Greenways has previously been eligible for a 50% council tax reduction when occupied in conjunction with the main residence, and buyers can apply to continue this.
- Fibre-to-cabinet broadband available (buyers to verify).
- Off-street parking provided.



### Energy Efficiency Graph

tenure: Freehold



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