



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



The Forge Rectory Road

£435,000

Roos Hull, HU12 0HT



Originally the Village Forge, this remarkable and rarely available rural home has been thoughtfully extended and reimagined over time to create an exceptional family residence of impressive scale and individuality, set within the heart of this highly sought-after village. Rich in history and character, the property seamlessly blends heritage features and unique architectural elements with the space, comfort and versatility required for modern family life.

Beautifully presented throughout, the home offers substantial and flexible accommodation, including five bedrooms, multiple bathrooms and a wealth of reception spaces, allowing families to live, work and entertain with ease. From the striking full-length lounge with exposed beams and feature staircase, to the sociable kitchen and breakfast room, conservatory and multiple living areas, the layout has been carefully designed to provide both togetherness and privacy – ideal for growing families, multi-generational living or those working from home.

Externally, the property continues to impress with secure gated parking, a detached garage and a private, landscaped garden that provides a peaceful retreat from village life, perfect for children, entertaining or simply unwinding at the end of the day. Throughout the home, high-quality finishes, thoughtful design choices and retained period details create a sense of warmth, craftsmanship and understated luxury that can only be fully appreciated in person.

Homes of this size, history and individuality are rarely offered to the market in such a desirable village location. Combining character, space and modern convenience in equal measure, this is a truly unique opportunity to acquire a landmark rural home that must be viewed to be fully appreciated.





Walkthrough

The property is accessed via a set of wrought iron driveway gates, opening onto a brick-paved driveway that provides secure off-street parking for multiple vehicles and leads to a detached garage of generous proportions. The frontage is further gravelled, offering additional overflow parking if required. To the rear, the home enjoys a fully enclosed and private garden, thoughtfully landscaped with a large decked patio adjoining the conservatory, areas of lawn, decorative gravelled sections, a pergola and mature planting – creating a peaceful and attractive outdoor retreat ideal for families and entertaining alike.

Entering the home via the front entrance door, you are welcomed into a practical entrance lobby with space for coats and shoes, along with a ground floor cloakroom. From here, the layout opens into a sociable open-plan kitchen and breakfast room, forming the everyday heart of the home. The kitchen is fitted with a broad range of wooden fronted units, offering excellent storage and worktop space, with room for a range-style cooker and integrated appliances. The breakfast area provides a relaxed dining space, perfect for family meals or morning coffee.

Glazed double doors lead through into the conservatory, a bright and versatile space with underfloor heating, making it usable throughout the year as a garden room, playroom or additional family living area, with direct access onto the decked patio beyond.

Leading on from the kitchen is a utility room, essential for family living, along with a separate study, ideal for home working or homework. The layout continues into a sitting room, offering a flexible additional reception space, with French doors opening onto the garden and double doors creating an open-plan connection to the main lounge – providing excellent flow and a sociable layout for entertaining.

The main lounge is truly impressive, offering a substantial family living space centred around a striking stone fireplace with inset multi-fuel stove. Exposed ceiling beams and a feature spiral staircase add character and visual impact, while the generous proportions make this an ideal room for both everyday family life and larger gatherings. From here, access is provided into the more formal dining room, positioned to the front of the property and perfect for hosting guests, celebrations and family occasions. This room features hardwood flooring, a period fireplace and multiple windows allowing in plenty of natural light.

Cloakroom

Dining Room 12'11" x 25'1" (3.95m x 7.66m)

Lounge 42'7" x 12'7" (13.00m x 3.85m)

Sitting Room 20'4" x 13'11" (6.20m x 4.25m)

Study 9'1" x 7'0" (2.77m x 2.15m)

Utility Room 1.75m x 2.77m

Kitchen 17'8" x 9'0" (5.41m x 2.76m)

Breakfast Room 12'11" x 8'7" (3.95m x 2.63m)

Conservatory 12'7" x 9'3" (3.86m x 2.83m)

Bedroom 1 24'3" x 12'8" (7.40m x 3.88m)

Ensuite Bathroom 11'9" x 12'6" (3.60m x 3.82m)

Bedroom Two 12'2" x 13'1" (3.72m x 4.0m)

Walk in Wardrobe 2.74m x 1.60m

Bedroom Three 12'5" x 9'10" (3.80m x 3.00m)

Bedroom Four 12'7" x 8'2" (3.85m x 2.50m)

Bedroom Five 8'9" x 6'0" (2.69m x 1.84m)

Family Bathroom 9'10" x 8'5" (3.00m x 2.58m)

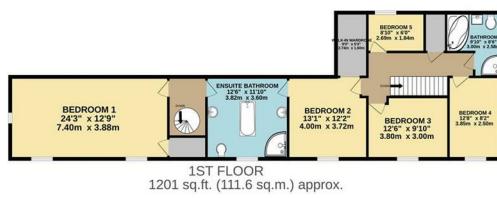
Outside

Agent Note

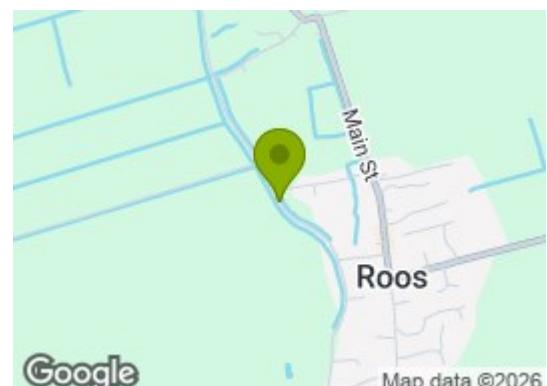
Parking: Private driveway with garage and off road parking for multiple vehicles.

Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available in the area. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



TOTAL FLOOR AREA : 2959 sq.ft. (274.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, and other any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	81	
(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		65	
EU Directive 2002/91/EC			

The village of Roos lies approximately 15 miles East of Hull City Centre and has a local shop, two public houses and a well regarded Primary School together with road links and a Bus Service into Hull and surrounding Villages. The coastal town of Withernsea and its range of further amenities on offer is under 5 miles away and also benefits from a local Bus service. Council tax band E.

Services include mains gas, electricity, water and mains drainage connections.

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 firms employment has the authority to make/give any representation or warranty in respect of the property.

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