

The Mallards Hull Road, Great Hatfield (Seaton), East Yorkshire, HU11 5RN
Offers in the region of £975,000

Quick & Clarke

PROPERTY SPECIALISTS



- Set in nearly 12 acres
- Flexible layout
- 2 large workshops
- Energy Rating -

- Stunning home - extending to nearly 3000sq ft
- Beautiful formal gardens
- Delightful countryside setting

- Multiple reception rooms
- Large well stocked ponds
- Simply must be viewed

Rarely available - must be viewed!

Set in approaching 12 acres this superb detached home offers a flexible floor plan for adaptable family living and only needs to be viewed to appreciate the space and quality of accommodation on offer.

Set in a delightful countryside location with mature grounds, excellent parking, two large workshops offering commercial potential, delightful landscaped gardens with well stocked fishing ponds this truly is a one of a kind home. An additional 1.66 acres of Forest land is available by negotiation.

LOCATION

This property fronts onto Hornsea Road which leads from Hull Road between Hornsea and Great Hatfield. Although the postcode is classed as the village of Seaton this is a historic location dating back to when the Wassand Estate owned much of the land and access roads surrounding Hornsea Mere.

ACCOMMODATION

The accommodation has oil fired central heating via hot water radiators from a recently renewed central heating boiler, LPG gas to the cooker, UPVC double glazing and a private water supply from its own borehole and water purification system. The accommodation is arranged on two floors as follows:

ENTRANCE HALL

9'8" x 8'7"

With composite front entrance door, Indian stone flooring, built in dresser unit with storage cupboards and doorways to:

DAY ROOM AND KITCHEN

22'10" (max) x 26'5" overall

With a double sided log burner set in an exposed brick chimney breast, extensive range of base and wall units incorporating worksurfaces with an inset 1 1/2 sink unit, a Range master cooker with extractor over, integrated dishwasher, fridge, integrated washing machine, Indian stone flooring, double French doors to the conservatory, Kickspace heater, one central heating radiator and open arch to:

DINING ROOM

10'11" x 11'11"

With windows to all sides and double French doors with feature Apex window above leading to the rear gardens, vaulted ceiling, feature downlighting to the window recesses and Indian stone flooring.

CONSERVATORY

15'7" x 17'10"

A beautifully appointed room with double French doors to the al-fresco dining area, a vaulted glass ceiling and polished tiled flooring, two central heating radiators and downlighting.

LOUNGE

9'6" x 22'11" plus 15'3" x 12'1"

With spectacular views over the gardens and arched double glazed windows, double French doors leading to a covered seating area and two central heating radiators. This room is a wonderful addition to this home and really makes the most of the outside dining areas and country views.

INNER HALL

15'5" x 15'8" overall

With a built in cupboard under the stairs, stairs leading to the first floor, composite door to the al-fresco dining area joining the side of the conservatory, ceramic tile flooring and one central heating radiator complete with cover.

LIVING ROOM

12' x 26'6"

With an inglenook fireplace incorporating an electric stove with timber inset above, dual aspect windows and two central heating radiators.

GROUND FLOOR BEDROOM (4)

7'4" x 8'6"

With one central heating radiator.

SHOWER ROOM / W.C.

9'6" x 7'4"

Beautifully appointed with an extra large shower cubicle incorporating a multi-jet shower with power shower over, vanity unit housing a circular wash hand basin and concealed cistern / W.C., ceramic tile flooring, full height tiling to the walls and a combination radiator and towel warmer.

FIRST FLOOR

LANDING

With dado rail, one central heating radiator and doorways to:

MASTER BEDROOM (1)

22'8" x 13'3"

With fitted dressing table and drawers, three under eaves storage cupboards, super views to the gardens and beyond, two central heating radiators and an open archway leading to:

DRESSING ROOM

7'7" x 11'11"

With fitted wardrobes and matching drawers, a built in storage cupboard and one central heating radiator.

BEDROOM 2

16'9" x 11'2"

With fitted wardrobes incorporating top storage cupboards, built in under eaves storage areas, a matching side board and one central heating radiator.

BEDROOM 3

16'7" x 7'8"

With fitted wardrobes and drawers and one central heating radiator.

BATHROOM / W.C.

12'5" x 5'5"

With a panelled bath incorporating mixer taps and hand shower over, vanity storage with concealed cistern / W.C., and wash hand basin, display shelving and lighting, granite sparkling floor, part tiling to the walls and a ladder radiator.

PARTY ROOM & BAR

25'8" x 20'3" deepening to 27'6" overall

A superb entertainment area which sits between the conservatory and the al-fresco dining area and incorporates a fireplace with stove, tiled flooring, six wall lights, an indoor barbeque, built in island and cupboards, downlighting to the ceiling and a separate BAR with built in fridges, personal door to the garage, personal door to the dog kennel area, two wall light points and downlighting.

OUTSIDE

The property sits within land approaching to nearly 12 acres with a gated entry leading to the large turning circle and garage. There are extensive lawns, patio areas, large well stocked fishing ponds which were stocked approximately 18 years ago with 400 mixed carp and additional 250 F1 carp 5 years ago and 250 F1 ghost carp 3 years ago along with a host of roach and rudd. There is an orchard, vegetable gardens, bridges and walkways, summerhouses, garaging, along with two workshops providing scope for potential commercial use (subject to any local planning consents). The property also benefits from its own borehole.

WORKSHOP 1

100' x 29'

With phase 3 electrics.





BARN / WORKSHOP 2

100' x 50'

With phase 3 electrics.

ADDITIONAL LAND

There is an additional 1.55 acres of woodland located to the Northern boundary and this is available by negotiation.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND

The council tax band for this property is band E.



Quick & Clarke

PROPERTY SPECIALISTS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		