



# Quick & Clarke

PROPERTY SPECIALISTS

1 The Square, Willerby,  
East Riding of Yorkshire HU10 6AD  
Tel: 01482 651155 | Email: willerby@qandc.net  
www.quickclarke.co.uk



**Desmond House Main Street, Broomfleet, Brough HU15**  
**£274,000**

- No onward chain; Huge potential
- Very large garden with potential for small holding or home business
- Three bedroomed period house
- Tucked away rural village location
- Ideal for home working
- Convenient for railway station
- Council Tax Band: B; EPC Rating: D

Desmond House is an enchanting property brimming with potential, offered to the market with the benefit of no onward chain. Occupying an expansive plot that borders open fields to the rear, the grounds provide a remarkable canvas for a variety of lifestyle pursuits.

The scale of the gardens is a standout feature, offering the rare opportunity to establish a thriving smallholding, create a dedicated home-working complex, or develop bespoke leisure facilities. With its range of substantial outbuildings and significant outdoor space, the property is perfectly equipped for those seeking a self-sufficient lifestyle or a flexible live-work environment.

Tucked away in a peaceful East Yorkshire village—a location often overlooked despite its convenient mainline railway station—Desmond House combines rural seclusion with exceptional versatility.

LOCATION

The property lies on the eastern side of Main Street and skirts open fields to the rear in this tucked away East Yorkshire village.

Broomfleet is a delightful and quiet village situated in a good position for the M62 and the amenities of Brough and South Cave. Broomfleet can be accessed either via Ellerker or from Newport and lies on The Trans-Pennine Cycleway. Lying close to the Humber Estuary there are many attractive footpaths in scenic countryside surrounding the village.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With modern uPVC front door with glass panel and stairs to the first floor accommodation with further window to one side.

LIVING ROOM

12'9" x 11'11" (3.89m x 3.63m)  
A very well proportioned and attractive living room with wide walk-in bay window to the front elevation. The focal point of the room is a wood burning stove set on a slate hearth with brick surround. Varnished stripped wood floorboards.

DINING ROOM / SITTING ROOM

16'2" x 11'0" (4.93m x 3.35m)  
Allowing flexibility of use and having a size which would allow for both living and dining room furniture. Patio doors lead onto the side of the property and there is a cupboard under the stairs and decorative fireplace.

KITCHEN

15'5" x 9'10" (4.70m x 3.00m)  
Requiring kitchen units but with all services provided the kitchen currently has a one and half bowl sink and drainer, electric supply for oven and appliances. Plank style floorcovering.

LOBBY

The rear access to the property with a timber farmhouse door with glass panels and engineered oak flooring. Coat hooks to wall.

BATHROOM

10'0" x 6'6" (3.05m x 1.98m)  
With a modern four piece sanitary suite comprising vanity unit with semi-recessed hand wash basin, low level w.c., corner shower enclosure and panelled bath. Partially tiled walls and window to the rear elevation.

FIRST FLOOR

BEDROOM 1

12'10" x 8'6" (3.91m x 2.59m)  
A generous sized bedroom situated at the front of the property and with window to that aspect. Large walk-in wardrobe with double doors.

BEDROOM 2

14'5" x 7'10" (4.39m x 2.39m)  
Window to rear elevation and stripped and stained floorboards.

BEDROOM 3

10'11" x 7'10" (3.33m x 2.39m)  
Window to rear elevation.

OUTSIDE

The front garden is largely lawned and partially enclosed by a timber picket fence. A concrete drive leads down the side of the property to the rear and continues under gravel all the way to the rear of the property.

The rear garden is exceptionally spacious for a property of this character, bordering open fields to provide a tranquil rural backdrop. Predominantly laid to lawn, the boundary features established hedging to one side and fencing to the other, which the current owners will complete prior to the final sale.

Positioned just behind the main house is a detached brick boilerhouse containing the oil-fired boiler, with an integrated storage room alongside. Beyond this, a series of further outbuildings are accessible via a dedicated vehicular gate.

This area offers a significant footprint for those looking to establish a thriving smallholding, with the vast lawned areas providing ample room for keeping poultry or large-scale vegetable production. Alternatively, the gated access and existing structures provide a superb foundation for erecting larger workshops or professional studios, allowing for the development of bespoke business premises or hobby spaces subject to the necessary planning consents. The sheer scale of the plot ensures that even with the addition of substantial garden rooms or stables, the property retains a profound sense of open space.

AGENT'S NOTE

Adjacent to the rear of the house is a gate and the current owner has confirmed that there is a right of way for Desmond House over the neighbouring property's driveway. However, the right of way is not reciprocated i.e. the neighbouring property does not have a right of way over Desmond House's driveway.

The legality of this will be checked by the Purchaser's solicitor.

SERVICES

Electricity, drainage and oil are available or connected to the property.

CENTRAL HEATING

The property benefits from an oil fired central heating system.

DOUBLE GLAZING

The property benefits from majority uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we

are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metrage (2025)