



## Hull Road Whitedale HU11 4TY

**£795,995**

\*\*\*\* ESCAPE TO THIS STUNNING COUNTRY RESIDENCE \*\*\*\* A fabulous opportunity for a lifestyle change and very rarely available, this stunning period detached property is occupied within rural grounds of approximately FIVE ACRES of gardens, grounds and woodland with a wildlife pond and island. This property offers equine facilities to stables and an open barn. With the charm and character expected of its era, the accommodation briefly comprises entrance hall, cloak room, lounge, sitting room, dining room, fitted kitchen with appliances, study, utility room, laundry room, five bedrooms, with master en-suite and dressing room with walk-in wardrobes and a family bathroom. Enjoying expansive views across open countryside, the property has ample car parking amenities and has an oil fired central heating system to radiators and double glazing. A stroll around the grounds will suffice in order to appreciate the array of wildlife available to experience, especially for the growing family and further enquiries by purchasers in a position to proceed are encouraged.

Current EPC Rating: E  
Current Council Tax Band: G  
This property is: FREEHOLD

- Fabulous Opportunity
- Rural Grounds of Approximately Five Acres
- Freehold
- Rarely Available
- Five Bedrooms
- Wildlife pond with island
- Period Detached Property
- Master Suite with Dressing Room and En-suite







#### Entrance Hall

With a tiled floor, staircase off and a radiator and an inner porch with a built in storage cupboard giving access to;

#### Cloak Room

9'3" x 4'0"

A low level wc, wash hand basin, tiled floor continues and a radiator.

#### Lounge

20'10" x 14'0"

Having a picture window, attractive timber flooring, radiator, display alcove, a period feature fire place, cornice to the ceiling surround and a ceiling rose and there is a French Door giving access to the gardens.

#### Sitting Room

15'11" x 13'11"

Picture window, timber flooring, cornice to the ceiling surround, ceiling rose, radiator and a period feature fire place with Adam style surround

#### Dining Room

12'4" x 14'5"

Picture window, a radiator, cornice to the ceiling surround, ceiling rose and a built in storage cupboard.

#### Study

10'11" x 15'5"

Picture windows to two aspects, two radiators, timber flooring, cornice to the ceiling surround and a ceiling rose.

#### Kitchen

15'5" x 17'1"

An extensive range of fitted floor and wall units with rolled edge laminated preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Tiled floor and partially tiled walls, a radiator and there is a mobile centre island breakfast bar and storage unit with a granite preparation surface and integrated appliances include an electric oven and grill, a five ring electric hob and a stainless steel and glass over head extractor canopy

#### Pantry

10'2" x 9'3"

Again with fitted floor and wall units with rolled edge laminated preparation surfaces having an inset one and a half bowl sink unit with mixer tap. Picture window, tiled floor and partially tiled walls and plumbing for a dishwasher.

#### Laundry/ Utility

8'5" x 10'6"

With a picture window, oil fired boiler located in a cupboard, tiled floor and plumbed for an automatic washing machine.

#### Split Level Landing Area

With a picture window having lovely countryside views and giving access to;

#### Bedroom One

15'3" x 14'6"

Picture window, a decorative feature fire place, cornice to the ceiling surround, ceiling rose and a radiator.

#### En Suite

11'7" x 6'0"

A plumbed shower unit within a corner independent enclosure, a double bowl sink unit within a vanity unit and a low level wc. Spotlights to the ceiling, partially tiled walls and a chrome heated towel rail.

#### Dressing Room

Picture window, a radiator and there are two walk-in wardrobes.

#### Bedroom Two

16'0" x 14'9"

Picture window, and a radiator, cornice to the ceiling surround and a ceiling rose.

#### En-Suite Bathroom

4'3" x 9'10"

With a period white suite to comprise panelled bath, wash hand basin and a high level wc. the walls are tiled and there is an electric shower unit over the bath.

#### Bedroom Three

11'9" x 18'6"

Picture window, built in storage cupboard, a radiator, cornice to the ceiling surround and a ceiling rose.

#### Bedroom Four

15'8" x 9'10"

Picture windows to two aspects, a radiator, fitted wardrobes, overhead cupboard, dressing table unit and drawers.

#### Bedroom Five

11'8" x 10'2"

Picture window and a radiator.

#### Family Bathroom

9'2" x 15'1"

A suite to comprise a white slipper bath on a raised plinth with star lights, two wash hand basins within vanity units and a low level wc Picture window and two "Velux" style windows, a built in storage cupboard, tiled floor and partially tiled walls, a contemporary style tall radiator and a plumbed shower unit within a double independent enclosure with shaped shower screen and spotlights to the ceiling.

#### Grounds

The property is approached by a long driveway to ample parking amenities and is set well back from the road. Occupying

grounds of approximately five acres which are utilised in a number of facets to offer formal gardens, a woodland area, wildlife pond, and equine amenities to include a number of stables and an open barn area with feature arches. Wonderful to stroll around and with abundant wildlife to appreciate, the property represents a fabulous opportunity for a growing family and offers interesting prospects of diversity, given relevant permissions.

#### About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can.

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#### Disclaimer

Laser Tape Clause - Laser Tape Clause All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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#### Valuations

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**Floor Plan Details:**

- Living Room (Top Right):** 26.38 sq ft (16.7' x 28')
- Dining Room (Middle Right):** 16.5 sq ft (11.5' x 14')
- Kitchen (Middle Right):** 24.17 sq ft (12.70' x 5.21')
- Living Room (Bottom Right):** 20.75 sq ft (14.87' x 14.00')
- Dining Room (Bottom Right):** 15.37 sq ft (12.9' x 11.9')
- Kitchen (Middle Left):** 7.75 sq ft (12.2' x 2.59')
- Living Room (Bottom Left):** 15.37 sq ft (12.9' x 11.9')
- Lobby (Center):** 3.72 sq ft
- Bathroom (Bottom Center):** 5.62 sq ft (4.24' x 3.12')
- Powder Room (Bottom Center):** 2.81 sq ft
- Hall (Center):** 1.97' x 5.18'

**Dimensions and Layout:**

- Overall Dimensions:** 32'0" (width) x 42'0" (depth).
- Room Dimensions:**
  - Living Room (Top Right): 16.7' x 28'
  - Dining Room (Middle Right): 11.5' x 14'
  - Kitchen (Middle Right): 12.70' x 5.21'
  - Living Room (Bottom Right): 14.87' x 14.00'
  - Dining Room (Bottom Right): 12.9' x 11.9'
  - Kitchen (Middle Left): 12.2' x 2.59'
  - Living Room (Bottom Left): 12.9' x 11.9'
  - Lobby (Center): 3.72'
  - Bathroom (Bottom Center): 4.24' x 3.12'
  - Powder Room (Bottom Center): 2.81'
  - Hall (Center): 1.97' x 5.18'

TOTAL AREA: 138.33 m² • LIVING AREA: 138.33 m² • ROOMS: 5

**Second Floor Plan Details:**

- Bedrooms:**
  - Top Left: 20.54 m<sup>2</sup> (6.05 × 4.42)
  - Top Right: 18.26 m<sup>2</sup> (4.88 × 4.61)
  - Middle Left: 19.16 m<sup>2</sup> (3.60 × 5.66)
  - Bottom Left: 11.15 m<sup>2</sup> (3.58 × 3.11)
  - Bottom Right: 14.37 m<sup>2</sup> (4.78 × 3.01)
- Bathrooms:**
  - Top Right: 19.30 m<sup>2</sup> (2.97 × 13.42)
  - Middle Right: 12.90 m<sup>2</sup> (2.80 × 4.61)
- Other Rooms:**
  - Wardrobe (Top Left): 3.44 m<sup>2</sup> (1.36 × 2.53)
  - Wardrobe (Top Right): 2.40 m<sup>2</sup> (1.60 × 1.75)
  - Dressing Room: 7.32 m<sup>2</sup> (3.35 × 4.39)
  - En Suite: 6.29 m<sup>2</sup> (3.55 × 1.83)
  - Landing: 19.30 m<sup>2</sup> (2.97 × 13.42)
  - Closets: 0.95 m<sup>2</sup>, 0.90 m<sup>2</sup>, 0.80 m<sup>2</sup>, 0.77 m<sup>2</sup>

TOTAL AREA: 140.51 m<sup>2</sup> • LIVING AREA: 140.51 m<sup>2</sup> • ROOMS: 5

| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                            | Potential                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|-------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  |                                    |                                                                                     |
|                                                                                                                                                                                                                                                                                              |  |                                    | 66                                                                                  |
|                                                                                                                                                                                                                                                                                              |  | 41                                 |                                                                                     |
| <p><i>England &amp; Wales</i></p>                                                                                                                                                                                                                                                            |  | <p>EU Directive<br/>2002/91/EC</p> |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     |  | Current                            | Potential                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|-------------------------------------------------------------------------------------|
| <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |  |                                    |                                                                                     |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                                                                  |  | <p>EU Directive<br/>2002/91/EC</p> |  |

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