



Wilson Hill Farm, Beverley Road, Skidby, East Riding Of Yorkshire, HU16 5SR

WELCOME TO YOUR DREAM COUNTRY LIFESTYLE SET IN 3 ACRES OF BEAUTIFULLY LANDSCAPED  
GROUNDS COMPLETE WITH A LAKE AND LEISURE FACILITIES



This vast former farmhouse features six bedrooms, three bathrooms and an impressive open plan living space with a stunning south-facing view of the lake.

## Summary

This charming property offers 3 acres of beautifully landscaped grounds, a serene lake and fantastic leisure facilities. The former farmhouse features six bedrooms, three bathrooms and an impressive 44ft x 19ft open plan living space with a stunning south-facing view of the lake. With additional reception rooms, utility/boot room, outdoor games room, and a range of outbuildings, this is the ideal family home for those seeking a perfect blend of rural tranquillity and modern convenience.

## Agent's Thoughts

As your trusted agent, let me introduce you to this exceptional property that epitomizes the perfect country lifestyle for families. Nestled within 3 acres of meticulously landscaped grounds, this former farmhouse has undergone extensive renovations and extensions, resulting in a spacious 3,750 sq. ft. haven for family living.

Upon entering, you'll be greeted by the warmth of the home's character, with six bedrooms, including a guest suite, offering ample space for your growing family or visiting friends. The three bathrooms ensure practicality and comfort, while the heart of the home lies in the superb 44ft x 19ft open plan dining living kitchen.





This expansive space is bathed in natural light and offers a south-facing aspect that overlooks the picturesque lake, providing a tranquil backdrop for your daily activities.

In addition to the main living area, the property features two further reception rooms, perfect for creating intimate spaces or entertaining guests. The utility room/boot room adds practicality to the daily routine, ensuring a seamless transition between indoor and outdoor living. Speaking of which, the outdoor games room provides a fantastic space for family fun and relaxation.

The property also includes a useful range of outbuildings, incorporating former stables, garaging, and workshops. This versatile space presents endless possibilities, whether you envision a home office, studio, or additional storage.

In essence, this property is not just a house; it's a lifestyle choice—a perfect blend of spacious, modern living set against the backdrop of nature's beauty. I invite you to explore and envision the limitless possibilities that this idyllic country home offers for you and your loved ones.



## Location

Situated in a rural yet conveniently accessible location just outside the village of Skidby near Cottingham, this property offers the tranquillity of country living without sacrificing the convenience of nearby amenities. Within a 10-minute drive, you'll find comprehensive facilities in both Willerby and Beverley, catering to your everyday needs. Additionally, the area boasts a selection of private and state schools, providing excellent educational options for your family.

## Services

Mains Electricity and water are connected to the property plus a bore hole which supplies the house and garden. Drainage is by way of septic tank.

## Central Heating

The property has an oil fired central heating system.

## Wayleave

There is a wayleave in place for Yorkshire Electricity to access power lines on the site.

## Tenure

The property is freehold.

## Council Tax

Council Tax is payable to the East Riding Of Yorkshire council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.\*

## Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

## Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Viewings

Strictly by appointment with the sole agents.

## Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.



## Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Valuation/Market Appraisal:

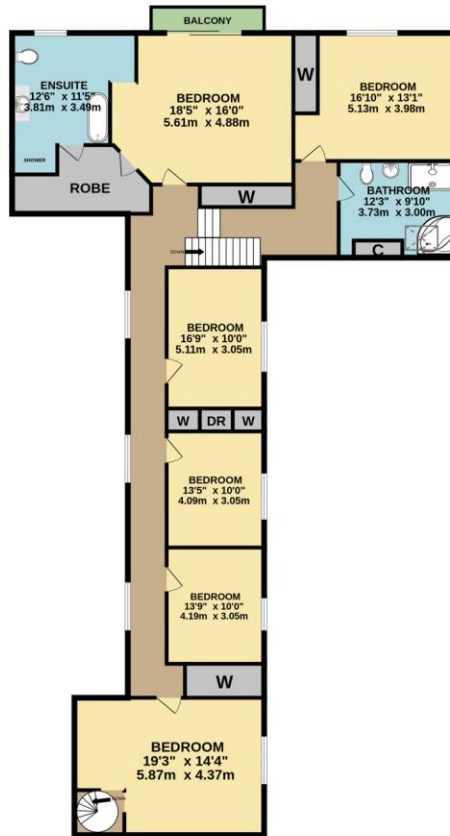
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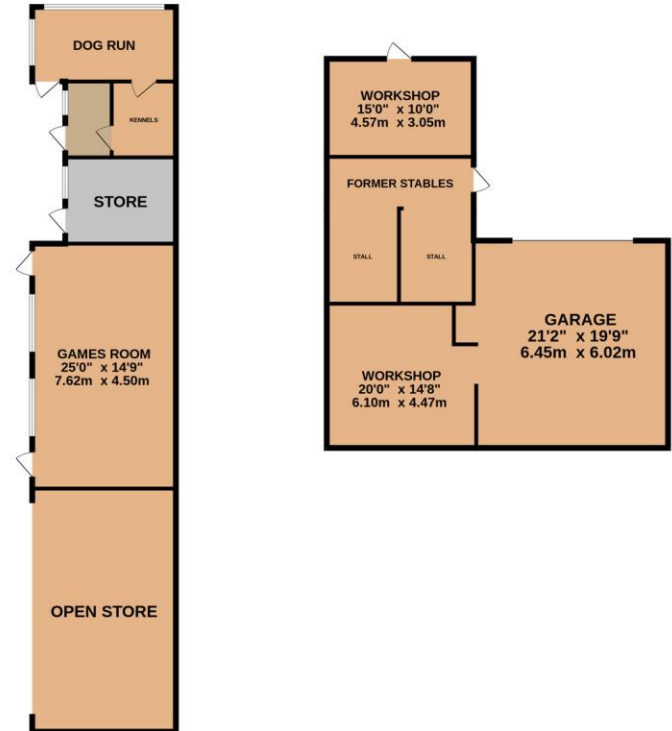
GROUND FLOOR  
2011 sq.ft. (186.9 sq.m.) approx.



1ST FLOOR  
1887 sq.ft. (175.3 sq.m.) approx.



OUTBUILDINGS  
2044 sq.ft. (189.9 sq.m.) approx.



BEVERLEY ROAD, SKIDBY, HU16 5SR

TOTAL FLOOR AREA : 5943 sq.ft. (552.1 sq.m.) approx.

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.  
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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

