



Mill House Farm, Burstwick Road, Burton Pidsea, HU12 9BG

IDEAL EQUESTRIAN/ANIMAL PROPERTY  
ENJOY A QUINTESSENTIAL COUNTRY LIFESTYLE AT THIS ELEGANT PERIOD HOUSE  
SET WITHIN 5.5 ACRES OF PICTURESQUE SURROUNDINGS  
WITH A GRADE II LISTED FIVE STOREY MILL AND A COACH HOUSE WITH CONVERSION POTENTIAL



This residence offers a perfect blend of history and contemporary living.

The thoughtfully extended property makes an ideal family haven with a modern interior providing approximately 3,800 sq ft of accommodation, featuring a stunning master bedroom suite and an inviting open-plan dining living kitchen together with expansive grounds of 5.5-acre including stables and two paddocks.

Step into a world of timeless charm and modern convenience at this idyllic country property situated on the outskirts of Burton Pidsea. With a sprawling 3,800 sq ft of living space, this elegant period house seamlessly combines the allure of history with the practicality of modern living.

As you approach the property, the expansive 5.5-acre grounds greet you, providing an ideal environment for families seeking a tranquil retreat. The interior of the house has been tastefully extended and features a high specification, stylish modern design. The heart of the home boasts a stunning open-plan dining living kitchen, offering a perfect space for both family gatherings and entertaining friends. The master bedroom suite is a true highlight, exuding luxury and comfort.

The property also offers three additional reception rooms, each providing versatile spaces for various needs, whether it be a home office, a playroom for the children, or a cosy lounge area for relaxation.

Beyond the main residence, the Grade II listed 5-storey mill adds a touch of historical grandeur to the property.





Additionally, there's a former coach house with planning permission for conversion into a self-contained annex or granny flat, providing flexibility and potential for extended family living or additional income.

Nestled in the heart of Holderness, this property offers the best of both worlds – the serenity of countryside living and the convenience of being just 8 miles from Kingston Upon Hull and the East Coast. The village amenities nearby add to the appeal, ensuring a comfortable and connected lifestyle for all residents.

#### Location

The rural village of Burton Pidsea benefits from a local primary school and is situated on the Plain of Holderness approximately twelve miles to the east of the City of Hull and approximately five miles to the north east of the market town of Hedon, where a wide range of amenities are to be found.

#### Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these particulars of sale.



## 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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BURSTWICK ROAD, BURTON PIDSEA, HU12 9BG

TOTAL FLOOR AREA : 5067 sq.ft. (470.8 sq.m.) approx.

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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)

