



Primrose Hill Farm, Staithes Road, Preston, HU12 8TH

DISCOVER A PIECE OF HISTORY WITH THIS GEORGIAN PERIOD COUNTRY RESIDENCE
DATING BACK TO CIRCA 1800



Set in 2.79 acres of south-facing land with breathtaking views and local wildlife, this home features original staircases, fireplaces, and a large sunroom among its charms.

Summary

Offering 2,300 sq.ft. of living space, including five bedrooms and two bathrooms, it's a rural gem just outside Preston village, close to Hedon. Priced to account for some needed updates, it's a rare opportunity to personalise a historic dwelling.

Agent's Perspective

Step into a slice of history with this charming Georgian Period country residence, built around 1800 and brimming with character.

From the moment you journey down the long drive, you'll be captivated by the property's grandeur and the tranquillity of its 2.79-acre setting, offering south-facing views and an array of local wildlife that frequent the grounds and wildlife pond.

Original features are a highlight here, with the staircase and fireplaces standing as testaments to the property's heritage. These elements, combined with high ceilings and large windows, evoke a sense of the past while inviting the light and landscape in.

The residence sprawls over approximately 2,300 sq.ft., accommodating five bedrooms and two bathrooms, ensuring ample space for family and guests. The two reception rooms and a generous sunroom provide versatile living areas, whether for formal gatherings, casual relaxation, or simply soaking in the panoramic views.





Outside, the property doesn't just stop at aesthetics; it's practical too, with a large paddock, stable, outbuildings, and a double garage, catering to a variety of outdoor hobbies and storage needs.

Located just a stone's throw from the village of Preston and within easy reach of Hedon, the home enjoys a serene rural setting without sacrificing convenience. The area is well-served by excellent local amenities, including village shops, pubs, a school, and the nearby South Holderness School, making it an ideal spot for family life.

Recognising the need for some tender loving care to bring this home back to its full glory, it's been priced realistically. This presents a unique opportunity for someone with a vision to revive and infuse this historic property with a new lease of life, making it not just a house, but a home filled with stories and warmth.

Location

The village of Preston is located just off the A1033 approximately seven miles to the east of Hull and close to the historic town of Hedon. Located on the south side of the town is a well-regarded secondary school. There is a local primary school, local shopping, church and a regular bus service to Hull.



Accommodation

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

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 E.*

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

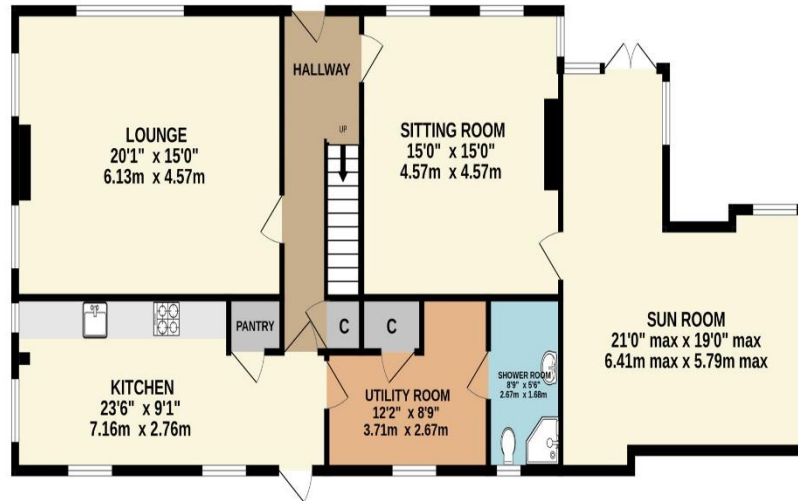
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

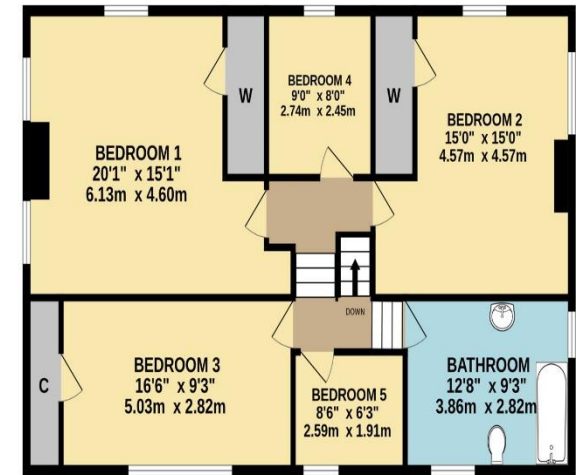
Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



GROUND FLOOR
1278 sq.ft. (118.8 sq.m.) approx.



1ST FLOOR
979 sq.ft. (91.0 sq.m.) approx.



STAITHES ROAD, PRESTON, HU12 8TH

TOTAL FLOOR AREA : 2257 sq.ft. (209.7 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.
Made with Metropix ©2024

8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA



To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

