



CHANNEL FARMHOUSE
Sunk Island, Hull

**FRANK HILL
& SON**
(Auctioneers and Valuers) Ltd

Carter Jonas

CHANNEL FARMHOUSE, CHANNEL ROAD, SUNK ISLAND, HULL HU12 0QW

- Patrington 3.2 miles
- Ottringham 5 miles
- Hull 17 miles

Entrance Hall • Kitchen/breakfast room
Dining room • Sitting room • Study
Ground floor WC • Pantry • Master bedroom
with en suite • 3 further bedrooms • Family
bathroom • Garage and general store
Generous functional outbuildings

Channel Farmhouse is a large Grade II listed Victorian farmhouse set in the beautiful East Riding countryside with rural views towards the River Humber.

The property is well proportioned, with a large kitchen/breakfast room, three reception rooms with character features and an open fireplace in the sitting room. The first floor boasts a spacious master bedroom accompanied by an en suite, there are three further bedrooms and a family bathroom.

There is an extensive garden and private gravelled parking area. The property also benefits from oil central heating, outbuildings and an integral garage. The farmhouse was once an integral part of the farming operations at the adjacent farmyard. Outbuildings are available by negotiation.

A LARGE DETACHED PERIOD PROPERTY WITH GENEROUS GARDENS IN THE OPEN COUNTRYSIDE OF HOLDERNESS.





The property is located 3.2 miles to the south of Patrington, a well appointed village with a convenience store, primary school and regular bus service to Hull city centre.

ADDITIONAL INFORMATION

Tenure We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

Restrictive Covenant There will also be an additional covenant not to occupy the property other than as a single private residential dwelling. The purchaser is to covenant not to erect any building or other structure on the land without the prior written consent of the vendor.

Viewing Strictly by appointment through the selling agents Carter Jonas
T: 01904 558230
Frank Hill & Son T: 01964 630531.

Directions to HU12 0QW Take the A1033 from Hull, continuing through the villages of Thorngumbald, Keyingham, and Ottringham towards Patrington. In Patrington turn right onto Humber Lane, signposted towards Patrington Haven. Turn right at the 'T' Junction heading through Patrington Haven and after approximately 2.1 miles turn left on to Channel Road, the property is located on the left hand after approximately 0.7 miles and is identifiable by a Frank Hill and Son sale board.



Channel Farm, Channel Road, Sunk Island, Hull

Approximate Gross Internal Area

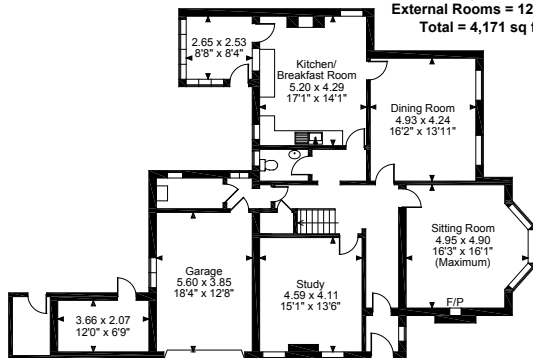
Main House = 2,509 sq ft / 233 sq m

Garage = 232 sq ft / 22 sq m

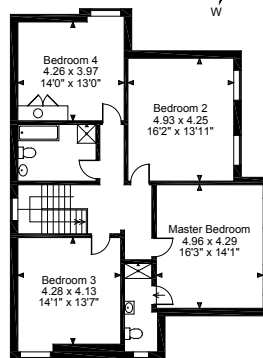
Outbuilding = 1,303 sq ft / 121 sq m

External Rooms = 127 sq ft / 12 sq m

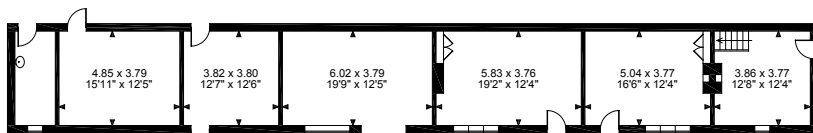
Total = 4,171 sq ft / 388 sq m



Ground Floor



First Floor

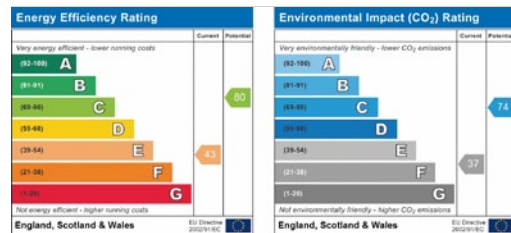


Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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