



THE LOCATION

Holme On Spalding Moor is a popular village having an excellent community spirit with activities available to suit all ages. The village has a growing selection of facilities including several shops and public houses together with a Post Office, Doctor's Surgery and Pharmacy, a primary school and nursery, and is ideally located for access into Hull, York & Selby, as well as onto the M62 motorway network. Port Royal Equestrian Centre, is the premier Yorkshire equestrian centre and located a short distance away. The property has excellent access to a network of quiet country road and hacking routes.

THE PROPERTY

An exciting opportunity to acquire a stunning country residence set in well maintained gardens and paddock land amounting to approx. 8.61 acres offering superb equestrian facilities. Bursea Lodge has been renovated and extended by the current owners providing spacious and flexible accommodation with fabulous rural views over the surrounding land and beyond. The accommodation briefly comprises: entrance hall, lounge, sitting room, music room, kitchen, dining room, utility, shower room, gym, three double



ENTRANCE PORCH

PVC double entrance door, PVC entrance door to the entrance hall.

ENTRANCE HALL

Travertine flooring, radiator, coved ceiling, ceiling rose and staircase to the first floor.

LOUNGE 14'10" x 27'2" (4.52m x 8.28m)

Multi fuel burner with marble hearth and natural stone surround, coved ceiling, ceiling rose, beams, wall light points, telephone point, two radiators and archway to...

SITTING ROOM 12'0" x 15'0" (3.67m x 4.56m)

Multi fuel burner with brick surround, radiator, wall light point, coved ceiling, ceiling rose, telephone point, TV aerial outlet and exposed beams.

MUSIC ROOM/OFFICE 12'0" x 16'5" (3.67m x 5.00m)

Wall light point, radiator, coved ceiling, ceiling rose, exposed beams and double doors to the dining room.

KITCHEN 15'3" x 15'0" (4.64m x 4.56m)

Range of wall and floor units having complementary granite work surfaces incorporating ceramic sink unit, electric AGA, integrated dishwasher, wine cooler, integrated microwave/oven, breakfast island, Travertine flooring, recessed ceiling lights, exposed beam. Open plan to the dining area

DINING AREA 18'4" x 13'11" (5.58m x 4.23m)

Radiator, recessed ceiling lights and door to the garden.

UTILITY ROOM

Fitted wall and floor units having complementary work surfaces incorporating single drainer sink unit, floor standing Worcester boiler, Travertine flooring, partially tiled walls, plumbing for automatic washing machine and drier.

SHOWER ROOM

Three piece white suite comprising low flush WC, pedestal wash hand basin and shower cubicle, travertine flooring, partially tiled walls, radiator and extractor fan.

REAR ENTRANCE

PVC rear entrance door.

GYM 13'7" x 13'3" (4.14m x 4.04m)

Recessed ceiling lights, radiator, TV aerial outlet and hatch providing access to the roof space.

FIRST FLOOR

LANDING

Fitted cupboard housing hot water cylinder. Radiator, coved ceiling, ceiling rose and stair case to the attic space.

BEDROOM ONE 14'9" x 15'3" (4.50m x 4.66m)

Radiator, coved ceiling, fitted wardrobes to one wall with over head storage.

DRESSING ROOM (FORMERLY BEDROOM TWO) 13'0" x 11'5" (3.97m x 3.49m)

Radiator, fitted wardrobe, dressing table and coved ceiling.

BEDROOM THREE 14'10" x 10'2" (4.52m x 3.09m)

Radiator, coved ceiling and ceiling rose.

BEDROOM FOUR 14'10" x 9'8" (4.52m x 2.95m)

Radiator, coved ceiling, ceiling rose, fitted wardrobes and matching dressing table. Sink unit with tiled splash back.

BATHROOM

White suite comprising walk in shower cubicle, roll top bath, low flush WC and twin wash hand basins set in vanity unit. Marble flooring and wall tiles, rotating storage mirror and chrome ladder style towel radiator.

ATTIC SPACE

Two Velux windows, exposed beams, electric heating and TV aerial outlet.



OUTSIDE

Outside the equestrian facilities include a stable block, two grass paddocks and flood lit all weather arena. The gardens are well maintained, laid mostly to lawn and incorporate a substantial summerhouse and tennis court.

DOUBLE GARAGE 19'2" x 18'8" (5.85m x 5.68m)
Electric roller shutter door, power and light, rear personal door.

STABLE BLOCK

Well built stable block all having electric water. Comprising of the following:

Stable 1 4.25m x 3.43m
Stable 2 4.25m x 3.38m
Stable 3 4.14m x 3.29m
Stable 4 4.26m x 3.17m

Tack Room 4.15m x 3.39m
Store Room 4.23m x 7.67m
Feed Room 4.24m x 4.95m

GARAGE X 2 13'5" x 11'11" (4.10m x 3.64m)

Two garages with up and over door. Power and light. Central car port.

FLOOD LIT OUTDOOR ARENA 147'8" X 65'7" (45m X 20m)
Professionally constructed, flood lit and fully drained all weather arena.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council Band G

TENURE

Freehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising

Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff. A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

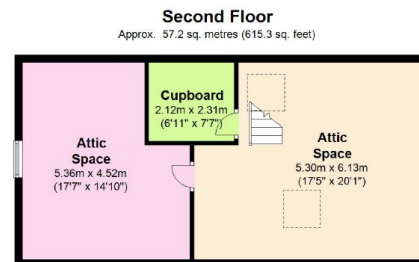
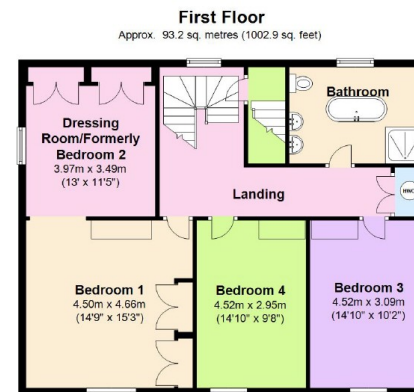
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Floor Plan

This plan is for illustrative purposes only



Total area: approx. 362.0 sq. metres (3896.9 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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