





Impressive country home with coach house and private golf course.



Enholmes Hall, about one mile west of Patrington, was built in 1858 by the late William Marshall, Esq., formerly M.P. for East Cumberland. This impressive country residence has some fine principal reception rooms which have retained many original character features including detailed moulded plasterwork, deep skirting boards and architraves and ornate fire surrounds.

The sale of this rarely available property offers an incoming purchaser the opportunity to acquire an interesting package of a sizeable main house with accommodation extending to over 9,500 square feet, an ancillary three bedroom coach house, a range of outbuildings, formal and informal gardens, separate walled garden, mature woodlands and a private nine hole golf course.







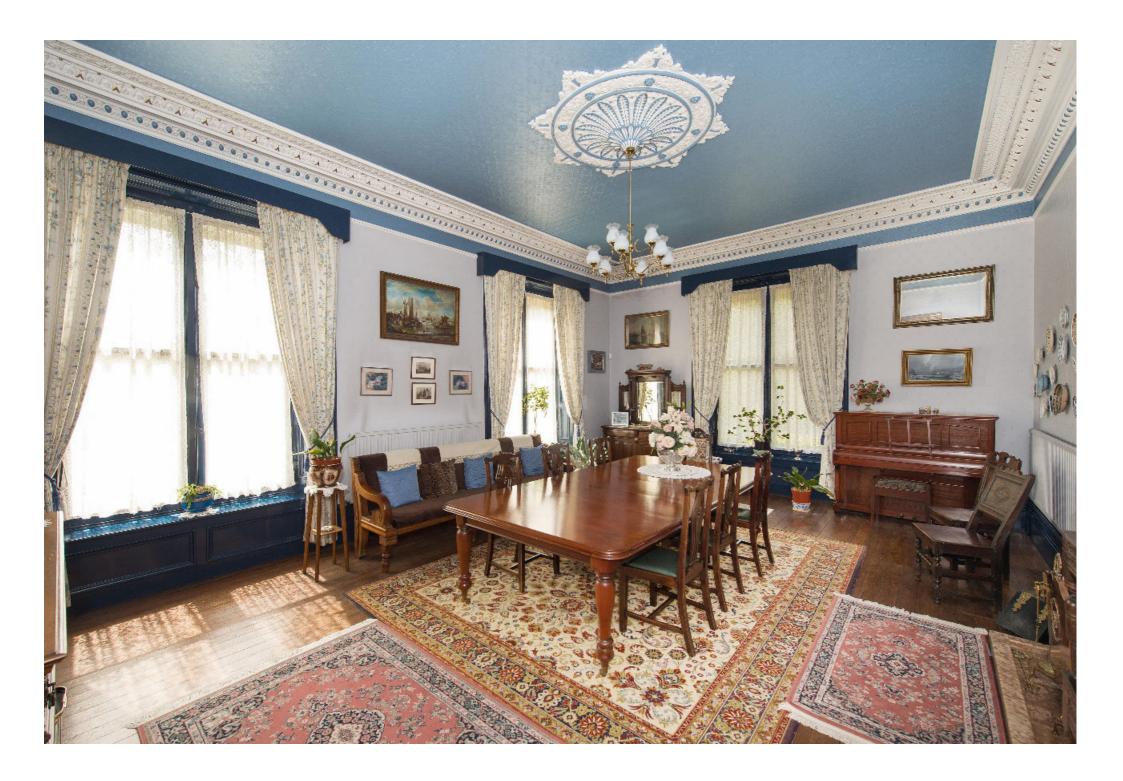


















The accommodation within the main house is arranged over three floors, plus a cellar, and briefly comprises a grand reception hall with galleried first floor landing above, drawing room with feature fireplace and bay window with seating, adjacent formal dining room with dual south and west aspect, kitchen/breakfast room with walk in pantry and a separate study. A rear hallway provides access to the remaining ground floor accommodation including a home office, library, family room, utility room, bathroom and a sauna with its own shower and toilet facilities.

To the first floor, the impressive main landing, accessed via the main staircase, with glazed atrium above leads to four double bedrooms and a house bathroom which is Jack and Jill with the principal bedroom. The remaining four first floor bedrooms are accessed via a second rear staircase which then continues up to the second floor where there are a further four bedrooms within the attic space.

In addition to the main house there is a separate three bedroom, three bathroom coach house with accommodation arranged over two floors which extends to over 1,800 square feet.

A range of useful outbuildings arranged in a horseshoe formation link the main house to the coach house. They consist of a barn, various stores, workshop, and a large double garage. This collection of buildings lends itself well to a range of different uses, including further accommodation - subject to gaining any necessary planning permissions.



Outside, the generous gardens and grounds surround the property with a winding tree lined driveway to a turning circle and parking area in front of the main entrance to the house, adjacent to the separate coach house and range of attached outbuildings.

Mature trees and established planting provide a high degree of privacy with a particular feature being the large formal lawned garden to the rear of the property. This sheltered, south facing area is ideal for outdoor entertaining. In addition to the formal gardens there is a nine hole golf course within the grounds, mature woodlands and an original walled garden to the west of the house. In total, the impressive grounds of Enholmes Hall extend to approximately 42.7 acres.







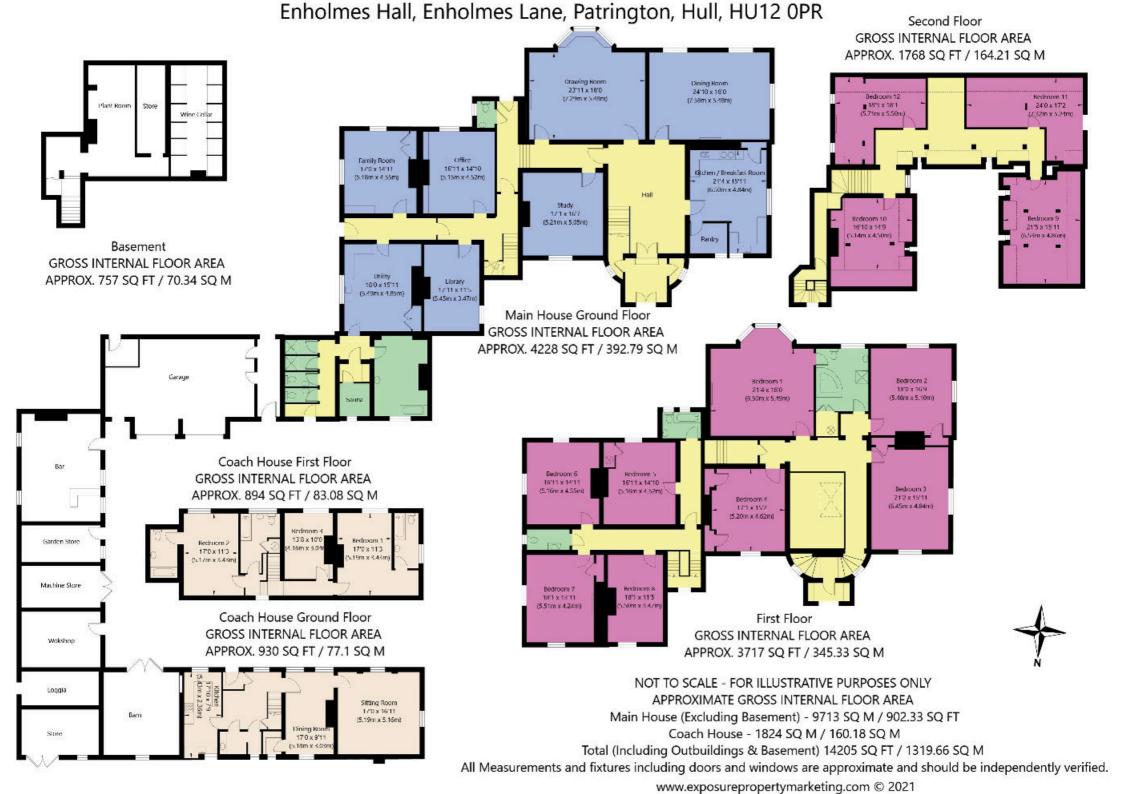














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We would be delighted to tell you more.

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Location

Patrington is a sought after Holderness village, with a market square boasting a host of local amenities, with a primary school and well regarded public houses. There is a historic church known as the Queen of Holderness, and a regular bus service through to both Withernsea and the City of Hull.

Directions (HUI2 OPR)

From the M62 heading East continue onto the A63 towards Hull. Take the A1033 and proceed towards Patrington. Take a right hand turning off Station Road onto Humber Lane and proceed all the way to the end of the road. Turn right onto Haven Road and then right again towards Enholmes Farm as the road bends to the left. Follow this track with farmers fields on either side, eventually passing a new development of houses (converted barn) on your left hand side. Continue forwards with woodland on the right hand side and open fields on the left following the lane as it forks to the right, eventually arriving at the entrance to Enholmes Hall on your right hand hand side.

Services

Mains water and electricity. Private drainage. Oil fired central heating.

Tenure

Freehold with vacant possession.

Viewings

All viewings must be made strictly by appointment only through the joint sole selling agents Knight Frank and Blenkin & Co.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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