

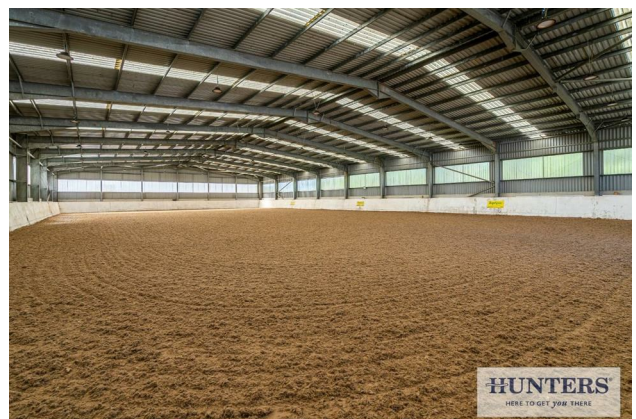
# HUNTERS®

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**Croft Farm Long Lane, Pollington, Goole, DN14 0DF**

**Asking Price £1,850,000**

Property Images



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## DESCRIPTION

### THE BEEHIVE - MAIN HOUSE

The Beehive is an impressive and spacious family home situated within this unique rural and equestrian setting. Subject to an equestrian occupancy tie linked to the main yard, the property offers substantial accommodation extending over multiple levels, together with attractive gardens and excellent potential for further enhancement.

The ground floor provides a versatile layout centred around three generous reception rooms, offering ample space for family living, entertaining, and home working. The kitchen is complemented by a practical utility room, while a bright and inviting sunroom enjoys pleasant views over the surrounding gardens. A ground floor bathroom adds further convenience.

To the first floor are four well-proportioned bedrooms, including an impressive principal suite featuring a walk-in wardrobe and private en-suite facilities. A family bathroom and a second en-suite serve the remaining bedrooms, creating flexible accommodation ideally suited to modern family life.

A particular feature of the property is the substantial loft conversion, enhanced by Velux roof windows, which provides valuable additional living space with a variety of potential uses, subject to a purchaser's requirements.

Externally, The Beehive enjoys attractive gardens, including a beautifully enclosed walled garden which creates a private and tranquil outdoor retreat. Additional features include a garden WC, potting shed, and extensive outdoor space ideal for gardening enthusiasts and family enjoyment.

The property also benefits from a ground source heating system, helping to provide efficient and environmentally conscious heating while contributing to manageable running costs.

Offering a rare combination of space, character, and opportunity, The Beehive presents an exciting prospect for purchasers seeking a substantial family home with scope to modernise and add value within an established rural setting. The property is currently been decorated and having new carpets fitted.

### CROFT FARM BUNGALOW

Also situated within the grounds of the estate is Croft Farm, a detached bungalow offering significant future potential and adding further versatility to the overall property.

Currently arranged as a two-bedroom bungalow, Croft Farm benefits from full planning permission for redevelopment into a substantial four-bedroom dormer bungalow. The approved scheme provides for a spacious lounge, generous kitchen and family living area, additional bedrooms, and an integrated garage, creating the opportunity to establish a modern and well-proportioned family home within the grounds.

The bungalow occupies a convenient position within the wider holding and presents a range of possibilities for prospective purchasers. Whether retained as additional family accommodation, developed and sold separately (subject to any necessary consents), or incorporated into a broader investment strategy, the property offers considerable scope for enhancement and value creation.

The benefit of planning permission already secured significantly reduces development risk and timescales, making Croft Farm a valuable component of this unique residential and equestrian estate.

### EQUESTRIAN FACILITIES & GROUNDS

Extending across the estate is an impressive range of equestrian facilities, adding significant versatility and appeal to the property. Whether utilised for private enjoyment, professional training, or a commercial equestrian enterprise, the established infrastructure provides an exceptional foundation for a variety of uses.

The main yard comprises approximately 20 stables together with both indoor and outdoor riding arenas, creating a well-equipped environment for year-round equestrian activities. Newly fenced paddocks and grazing areas surround the yard, providing extensive turnout and pastureland within the holding.

Further supporting the equestrian facilities is a recently modernised tack room and office, alongside a substantial hay barn adjoining the indoor arena. A small on-site tack shop offers additional flexibility and may lend itself to a range of ancillary uses associated with the yard.

Also situated within the grounds is a static caravan lodge, which has remained in place for approximately 12 years. Prospective purchasers may wish to investigate any future planning opportunities that may be available, subject to obtaining the necessary consents and approvals.

In addition, a number of smaller outbuildings are positioned throughout the site, providing useful storage, workshop space, and further flexibility for a variety of equestrian, agricultural, or estate-related purposes.

Together, the extensive equestrian facilities, grazing land, and supporting buildings form an integral part of this unique rural estate, providing a rare opportunity to acquire a property combining substantial residential accommodation with an established equestrian infrastructure.

### Material Information - Selby

Tenure Type; Freehold

The Beehive Council Tax Banding Is : F

Croft Farm Council Tax Banding Is : E

The Beehive EPC Rating Is : C

Croft Farm Bungalow EPC Rating Is : D