CLUBLEYS

'OLD RAWDALE FARM', 22, Market Place, South Cave, HU15 2BP

Guide Price £425,000







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ABOUT THE PROPERTY

RESIDENTIAL & COMMERCIAL OPPORTUNITY

A rare and exciting opportunity to acquire 'Old Rawdale Farm', steeped in history and charm this characterful period property with adjoining commercial premises, set in the heart of this sought-after village of South Cave - dates back to circa 1780, the main residence offers quintessential charm and tremendous scope for development. The current accommodation includes two bedrooms, two reception rooms flanking the entrance hall, a breakfast kitchen, and a downstairs bathroom — with clear potential to extend and reimagine the layout to suit modern living.

Adjoining the farmhouse is 22a Market Place, a commercial element with prime road frontage (formerly a hair salon) and a rear workshop currently used for soft furnishings. Subject to the necessary permissions, this space could be converted and integrated into the main residence, offering exciting flexibility for a home-business setup or an expanded family home.

To the rear, access via Rawdale Close leads to a generous driveway, garaging, and forecourt parking for multiple vehicles, along with a private raised garden providing a delightful outdoor retreat. You are afforded this superb opportunity to create a truly unique property in a central and highly desirable location.

Early viewing is highly recommended to appreciate the character, potential, and versatility on offer.
No: 22 COUNCIL TAX BAND: E
No: 22a Commercial Premises: Valuation
Current rateable value (1 April 2023 to present)
£1,050















ACCOMMODATION COMPRISES

GROUND FLOOR

COVERED ENTRANCE PORCH

ENTRANCE LOBBY
Original timber entrance door, radiator, dado rail and staircase off...

LOUNGE
4.56 x 3.80 (14'11" x 12'5")
With feature fire surround, tiled back and hearth, inset coal effect gas fire - window to front elevation, radiator and ceiling light. French doors lead out to the courtyard

DINING ROOM/BEDROOM THREE
4.59 x 3.88 (15'0" x 12'8")
Dual aspect, windows to front elevation and rear, radiator and ceiling light.

DAIRY ROOM/PANTRY
2.96 x 1.76 (9'8" x 5'9")
Unique space forming part of the original build - window to rear courtyard.

REAR LOBBY
With exit door off into the rear courtyard. Loft hatch, radiator and window.

KITCHEN
3.37 x 3.24 (11'0" x 10'7")
Fitted with a range of base, wall and floor units, complimenting work surfaces with inset stainless steel single drainer sink unit and mixer tap. Four ring electric hob with extractor over, built in electric oven beneath. Space for washing machine and tumble drier, recessed ceiling spot lights. Window to front elevation.

BATHROOM
Modern fully tiled three piece suite. Comprising: Panel bath with hand held shower attachment & glazed screen, low flush WC, pedestal wash hand basin. Recess shelving, storage cupboard housing boiler, radiator, extractor. Window to rear courtyard.

FIRST FLOOR

LANDING
Window to rear courtyard aspect and radiator.

MASTER BEDROOM
4.77 x 3.85 (15'7" x 12'7")
Spacious double room with recess storage, radiator and window to front elevation

BEDROOM TWO
4.78m x 4.01m (15'8" x 13'2")
Large room with window to front elevation

STUDY/OFFICE
1.78 x 1.56 (5'10" x 5'1")
Versatile space with window to front elevation, ceiling light.

EXTERNAL

COURTYARD & WORKSHOP/STORE
4.56 x 4.23 main workshop (14'11" x 13'10" main workshop)
A large spacious courtyard accessed from Rawdale Close via a side driveway with secure wrought iron gates. Provision for multiple parking the courtyard is also home to a large outbuilding with power and light & adjoining outdoor WC with mains water and pedestal wash hand basin and drainer, storage cupboard. Separate building/store to the side of the adjoining outdoor WC. An additional store with it's own access door.

RAISED GARDEN
Steps leading up to an area mainly laid to lawn with half brick boundary wall, established trees, shrubs, plants etc. Hidden steps beyond the trees to the rear - a real quintessential English country garden feel.

LARGE GARAGE
6.57 x 5.06 (21'6" x 16'7")
L-shaped garage/storage space with power and light

WORKSHOP/SOFT FURNISHINGS UNIT
5.11 x 4.17 (16'9" x 13'8")
A large versatile outbuilding currently used as a 'soft furnishings' business with its own independent phone line, power, light - dual aspect windows. Additional storage space to the rear with access out onto the courtyard

COMMERCIAL UNIT/HAIR SALON
4.29 x 3.99 (14'0" x 13'1")
Subject to a 'change of use application' and the usual planning approvals - this versatile space attached to the main building (formerly a hair salon) has the potential to become part of the main residential residence. Currently comprises: Low flush WC, sink with mixer tap, large picture window to the main street with a glazed front access door.

ADDITIONAL INFORMATION
EPC: Details to follow

*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES
Mains drain, gas, electricity and water are connected.

APPLIANCES
None of the appliances have been tested by the selling agent.













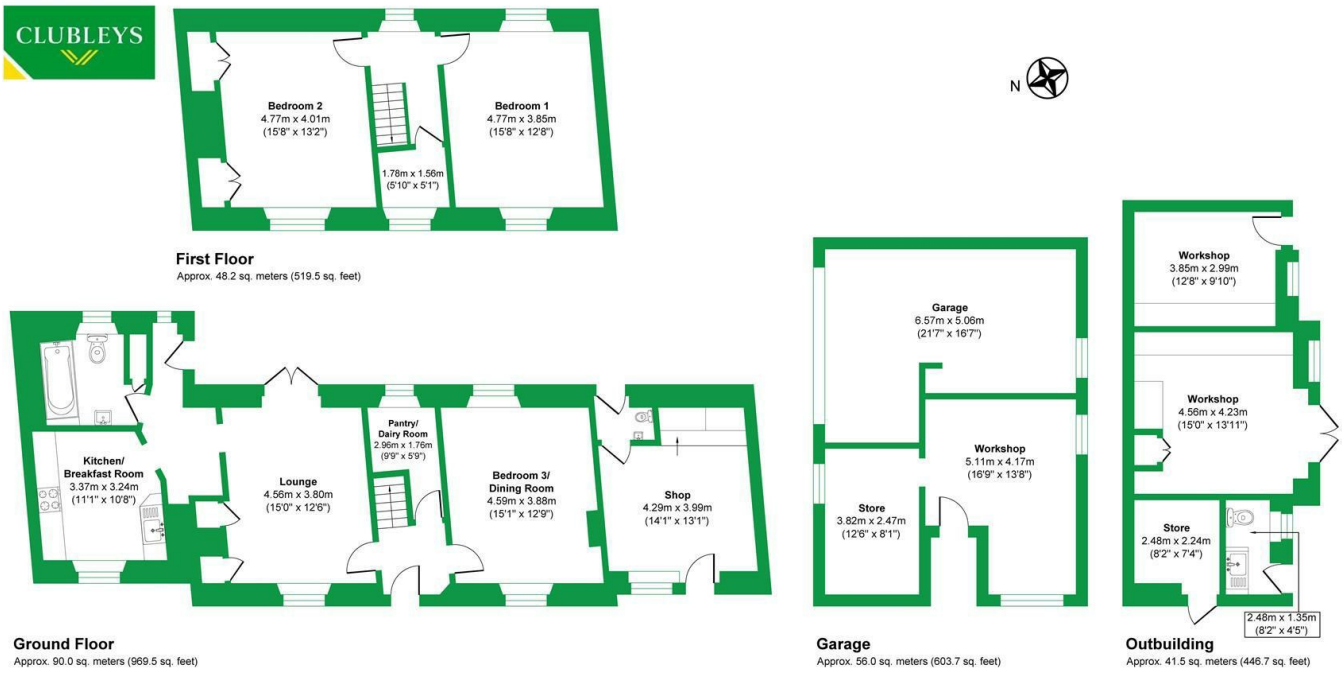

Total area: approx. 235.7 sq. meters (2539.4 sq. feet)

The plan is for illustrative purposes only.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk 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. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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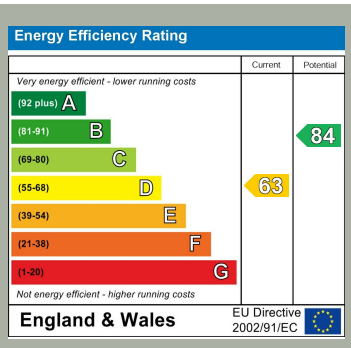
AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.