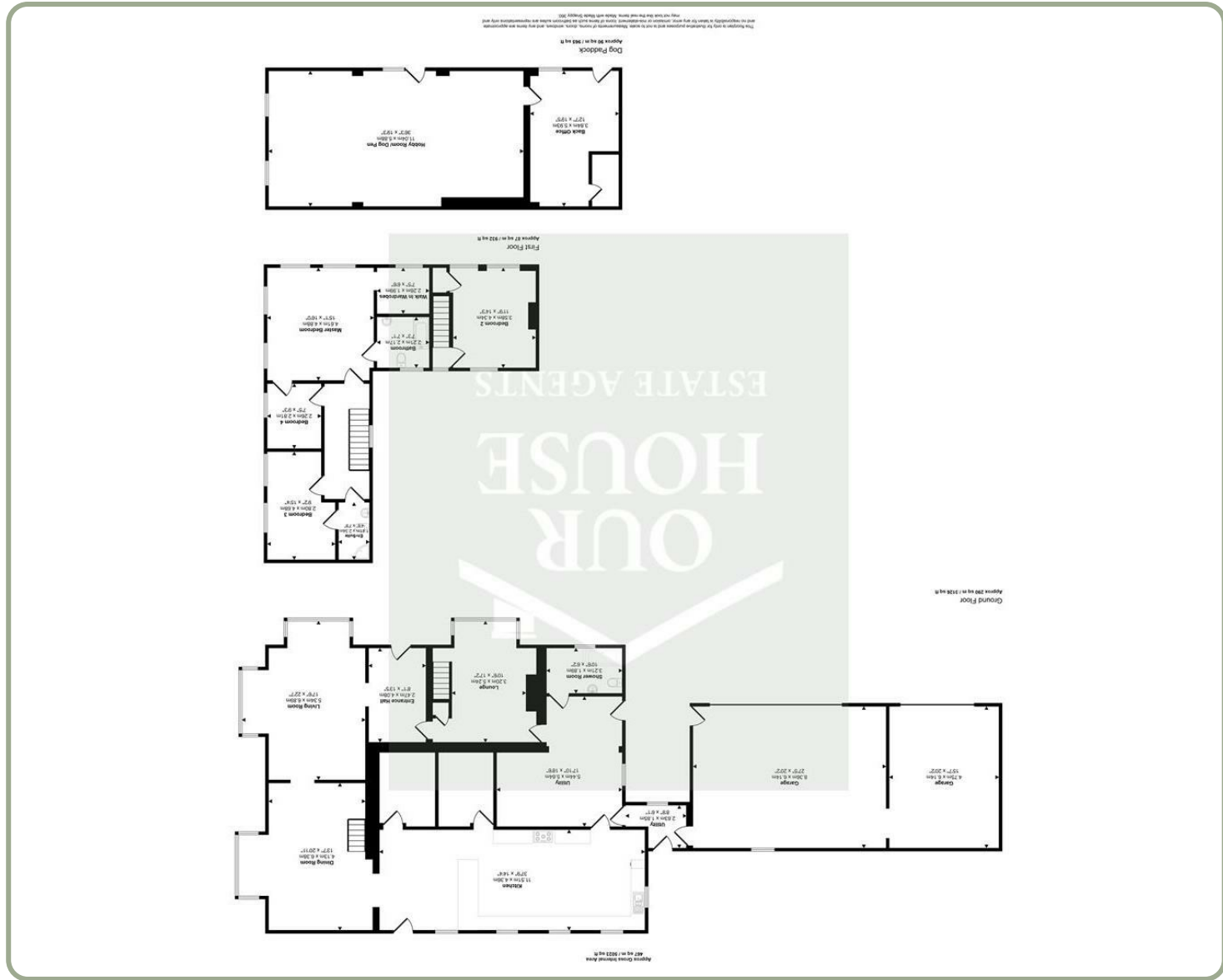


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

Viewings

Energy Efficiency Rating	
Potential	Current
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A



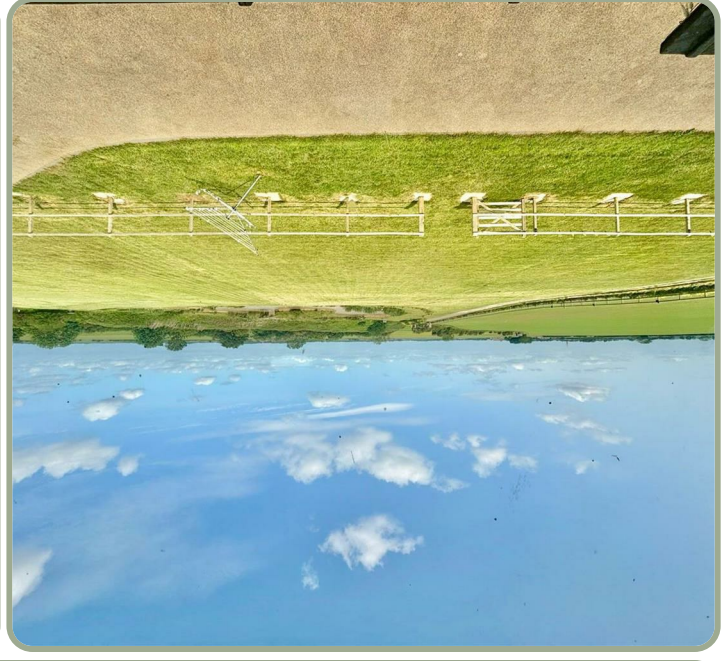
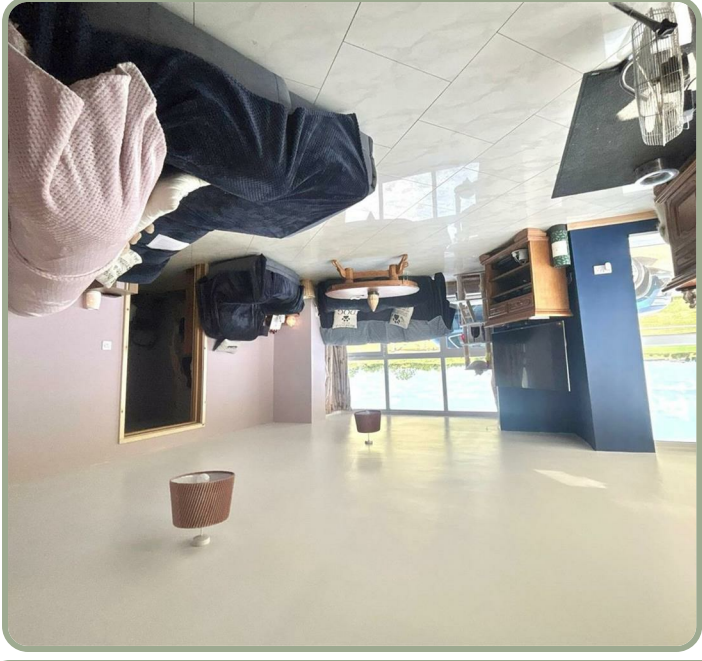
Our House Estate Agents

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 T. 01964 532121 | E. office@ourhouseestateagents.co.uk



Hazyland Wakefield Lane, Hull, HU12 0AU
 £550,000

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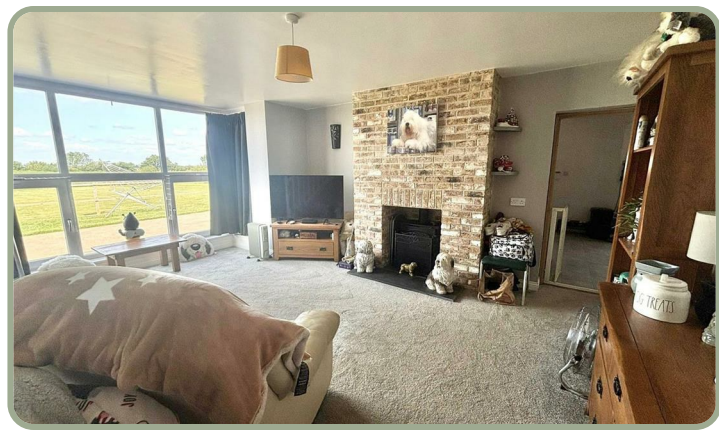
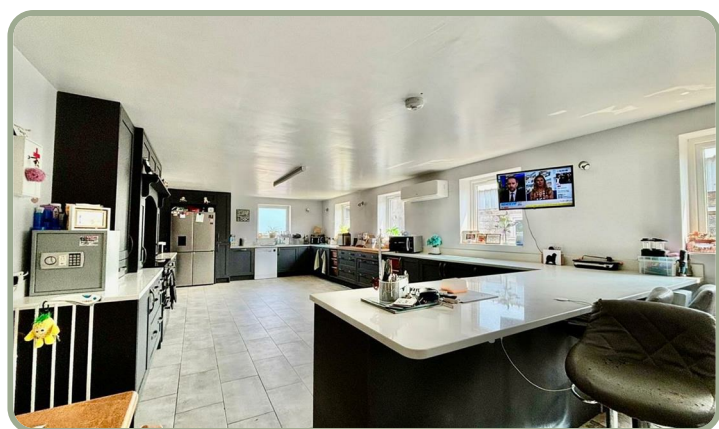
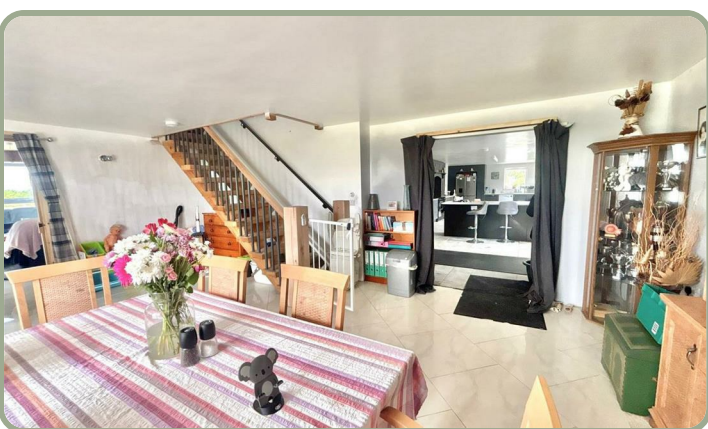


Welcome to this truly one-of-a-kind, substantial four-bedroom detached home offering a rare opportunity to embrace sustainable living without compromising on comfort or space. Set within approximately 4.5 acres of picturesque grounds, this well presented property combines character, practicality, and privacy in equal measure. Inside, the home features flexible living accommodation with a large, well-appointed dining kitchen that serves as the heart of the home, generous lounge, separate sitting room, and dining room — ideal for family life or entertaining. There is also a large boot/dog room which could lend itself to a multitude of uses. The layout offers a unique twist with one double bedroom accessed via its own staircase, perfect for guests, multi-generational living, or a private workspace. The remaining three bedrooms include a spacious master bedroom, complete with en-suite bathroom and a walk-in dressing area. Externally, the grounds are equally impressive. A tranquil pond, paddock areas, and landscaped gardens offer peace and seclusion, while a converted barn provides a versatile hobby room with its own office space and dog pen area — perfect for remote working, creative pursuits or luxury animal housing with its feature electric doors for paddock access. For the car enthusiasts there is a fantastic triple garage with attached workshop area, and ample parking. Entirely off the grid, this home runs via a combination of solar panels, a wind turbine, and a tailor-made electric generator — allowing you to enjoy complete independence and a more sustainable way of life.

EPC: Awaiting
 Council Tax: F
 Tenure: Freehold

A rare find that offers rural living, modern comforts, and an eco-conscious lifestyle — early viewing is highly recommended.

A Unique Off-Grid Retreat Set in approx 4.5 Acres





<p>Entrance Hall Entrance door and tiled flooring.</p>	<p>Utility 18'4" x 19'0" Window and doors to the side, space for dryer and wash machine, tiled floors and aircon/ heater unit.</p>	<p>First Floor Landing to Bedroom 3 Carpeted with a window to the rear.</p>	<p>Bedroom 2 15'7" x 9'2" Windows to side and rear, carpet.</p>
<p>Lounge Windows to front and side, fireplace with log burner, radiator and tiled flooring.</p>	<p>Shower Room 10'9" x 6'5" Window to front, hand wash basin, step in shower, W.C, extractor fan, tiled flooring and radiator.</p>	<p>Bedroom 3 14'0" x 12'0" Two windows to the front and window to rear, cupboard housing hot water tank, carpet.</p>	<p>Bedroom 4 9'5" x 7'3" Window to side, carpet.</p>
<p>Dining Room 21'3" x 18'8" Window to side, staircase to first floor, tiled flooring and radiator.</p>	<p>Sitting Room 17'10" x 15'1" Window to the front, staircase with under stairs cupboard and fireplace with log burner.</p>	<p>First Floor Landing Window to the side of the property and loft access.</p>	<p>Bathroom 7'9" x 4'8" Hand wash basin, step in shower, W.C, extractor fan.</p>
<p>Breakfast Kitchen 38'5" x 14'9" One window to the side of property and four rear facing windows and doors to rear. A range of fitted wall & base units with complimentary work surfaces, one and a half bowl sink unit and breakfast bar. Also including space for range style electric oven, dishwasher and American style fridge freezer. Aircon/ heater unit.</p>	<p>Pantry area/ Office 10'11" x 6'10" 10'11" x 278'10" This area of the property is split into two.</p>	<p>Master Bedroom 15'11" x 14'11" Windows to front and side, carpet.</p>	<p>Triple Garage/ Workshop 28'6" x 21'4" Attached with up and over electric roller doors, power and light points.</p>
	<p>Rear Hall Window to the front and door to the rear, door to garage and tiled floor.</p>	<p>En-Suite 7'5" x 7'4" Window to rear, hand wash basin with storage under, panelled bath with shower over, W.C, heated towel rails and under floor heating, tiled walls and flooring.</p>	<p>Hobby Room/ Dog Pen 36'2" x 19'3" Back Office of Hobby Room 12'7" x 19'5"</p>
		<p>Dressing Room 7'5" x 7'4" Window to front.</p>	

