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Limb
MOVING HOME









5a Tower Hill, Hessle, East Yorkshire, HU13 0SP

- Fabulous Barn Conversion
- So Much Character
- Beautifully Appointed
- Council Tax Band = B
- 2 Beds / 2 Baths
- Garage
- Courtyard Setting
- Freehold / EPC = E

£335,000

INTRODUCTION

Rarely do you find a truly unique property which offers practical living space, bursting with period features and character. Situated in a discreet courtyard setting, close to the village centre, is this fabulous former farm building which now affords beautifully appointed accommodation. Viewing can only appreciate this stunning home which also has the benefit of a garage, side courtyard garden and a garden/office. The accommodation is particularly spacious and briefly comprises a lovely entrance hallway with cloaks/W.C. situated off and a warm and welcoming dining kitchen with sitting area, the room complete with an AGA. Upon the first floor is the amazing living room with its open vaulted ceiling and grand exposed king trusses together with a double bedroom, dressing room, with a Juliet style balcony, and shower room. A staircase leads up from the living room to a mezzanine bedroom and further en-suite. Set in a courtyard, the property has an integral garage and a paved courtyard style garden to one side complete with a garden room which is ideal for a variety of purposes. This is a truly remarkable property and early viewing is strongly recommended.

LOCATION



The property is situated off Tower Hill, accessed through an archway leading to a courtyard comprising the subject property and one neighbour.

Hessle is a vibrant and historic small town situated on the north bank of the Humber, famed for the iconic Humber Bridge. It offers an exceptional quality of life, celebrated for its unique character, bustling town square and parades together with the picturesque Hessle Foreshore. This close-knit community atmosphere blends perfectly with the array of amenities making this an ideal place to live.

The heart of the town, centred around "The Weir" and the Square, is home to an eclectic mix of independent boutiques, popular cafés, and traditional pubs together with many well-known brands/names. For broader shopping needs, the nearby Sainsbury's superstore and retail parks are easily accessible, while the Country Park and Foreshore are a perfect place for walking, cycling, and leisure.

The town is served by well-regarded primary schools, including Hessle All Saints and Penshurst Primary. Hessle High School and Sixth Form College offers secondary education while the proximity to independent schools such as Tranby School and Hymers College ensure diverse educational opportunities for all ages.

Hessle provides superb regional connectivity, acting as a primary gateway for the region. The town features its own railway station with frequent services to Hull, Doncaster, and Sheffield, as well as easy connections to London. Strategically located along the A63, it offers immediate access to Hull and the M62 corridor, while the Humber Bridge provides a direct link to North Lincolnshire and beyond including Humberside Airport.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5 miles
- Beverley (Historic Market Town): Approx. 9 miles
- York: Approx. 38 miles
- Leeds: Approx. 55 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

Residential entrance door to:

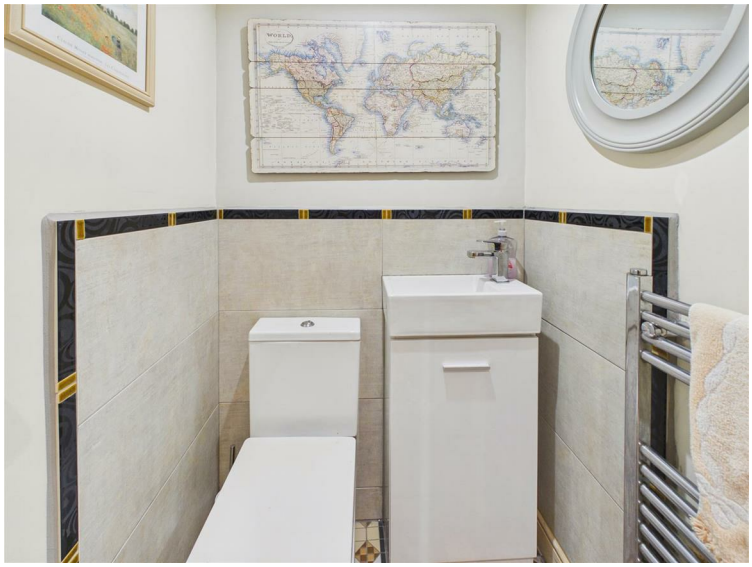
ENTRANCE HALLWAY

A stunning first impression with mosaic tiled floor, oak detailed staircase leading up to the first floor. Beams to ceiling. Situated to one corner is a very useful store cupboard.



W.C.

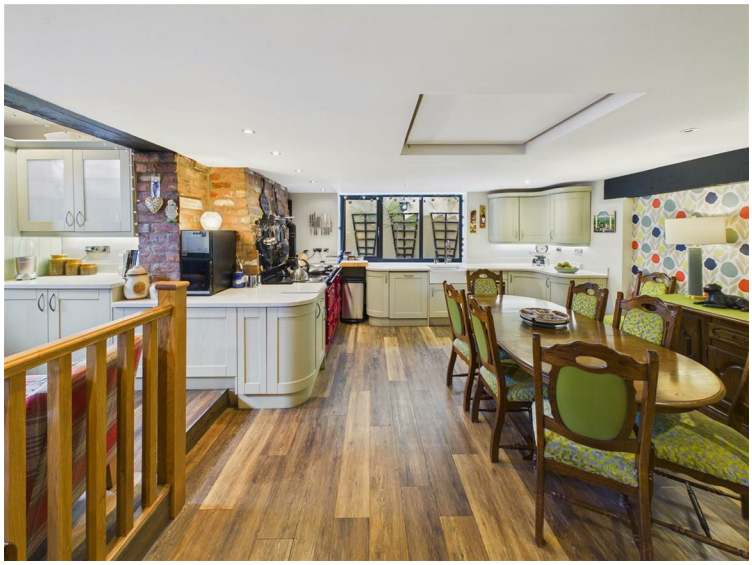
With low level W.C. and wash hand basin.



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LIVING KITCHEN

A superb space with a striking exposed supporting beam. An extensively fitted kitchen is complete with curved units and beautiful Dekton worksurfaces. The centre piece is a gas fired AGA and side console in addition to which is a ceramic trough style sink with mixer tap and integrated dishwasher. The units include a pantry cupboard and return into the sitting area where there is a fridge. There are windows to the front elevation with bespoke fitted shutters and a window to the inner courtyard.







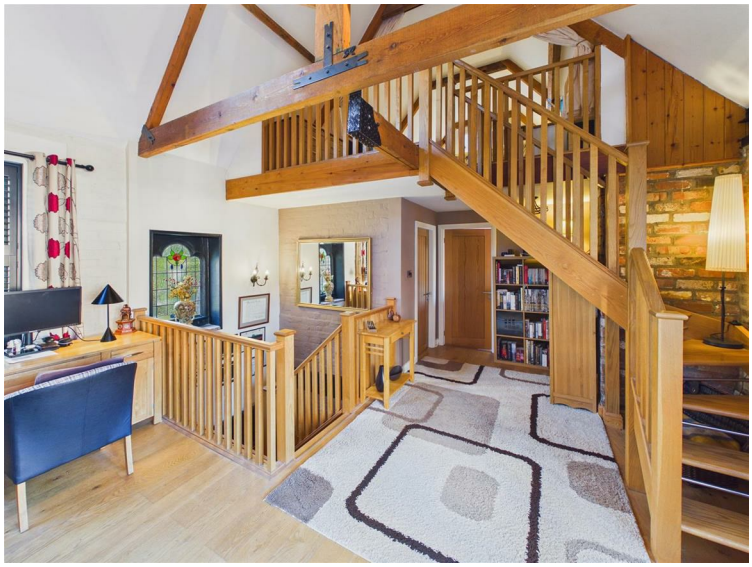
SITTING AREA



FIRST FLOOR

LIVING ROOM

A spectacular room with vaulted ceiling and exposed roof trusses which create atmosphere and volume to this stunning room. Features include exposed brick walls, fire surround housing a living flame gas fire, large windows to the south plus a Velux window allowing light to flood in. Double opening doors to the front balcony, oak flooring and an oak detailed staircase leading up to the mezzanine bedroom.





BEDROOM 1

A lovely room with an extensive range of fitted drawers. Window and double doors to a Juliet style balcony looking into the courtyard.



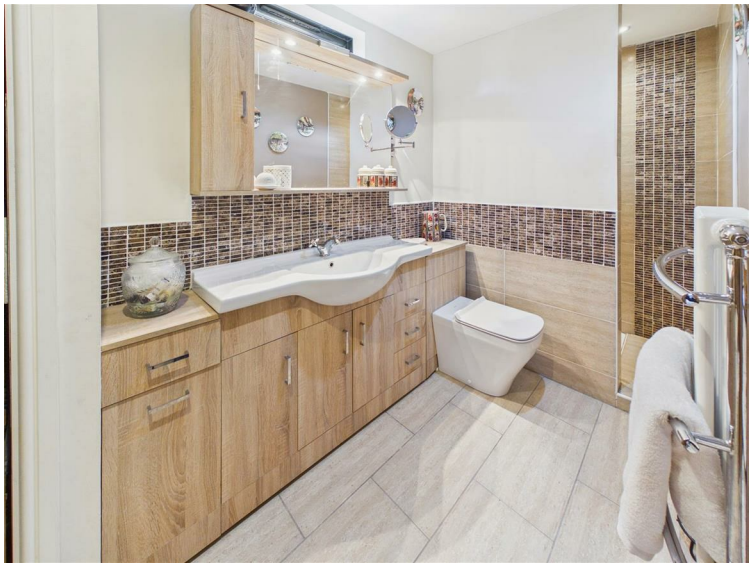


DRESSING ROOM

Extensively fitted with open hanging and shelving facilities together with drawers.

SHOWER ROOM

A stylish suite comprising walk-in shower area, fitted furniture with inset wash hand basin and concealed flush W.C., toiletries cupboard and mirror, bidet, cylinder cupboard to corner.



SECOND FLOOR

BEDROOM 2

A cosy bedroom.





EN-SUITE

With suite comprising concealed flush W.C., wash hand basin, panelled bath with shower over, tiled surround and floor, large Velux window, heated towel rail.



OUTSIDE

The property occupies a discreet courtyard setting, accessed through an archway from Tower Hill. An integral garage forms part of the property. There is a side paved courtyard style garden and a useful garden room ideal for a variety of purposes.



HEATING

The property has the benefit of gas fired heating to radiators

GLAZING

The property has the benefit of predominantly uPVC framed double glazing.

SERVICES

All mains services are connected.

TENURE

Freehold

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COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
If there is any point which is of 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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

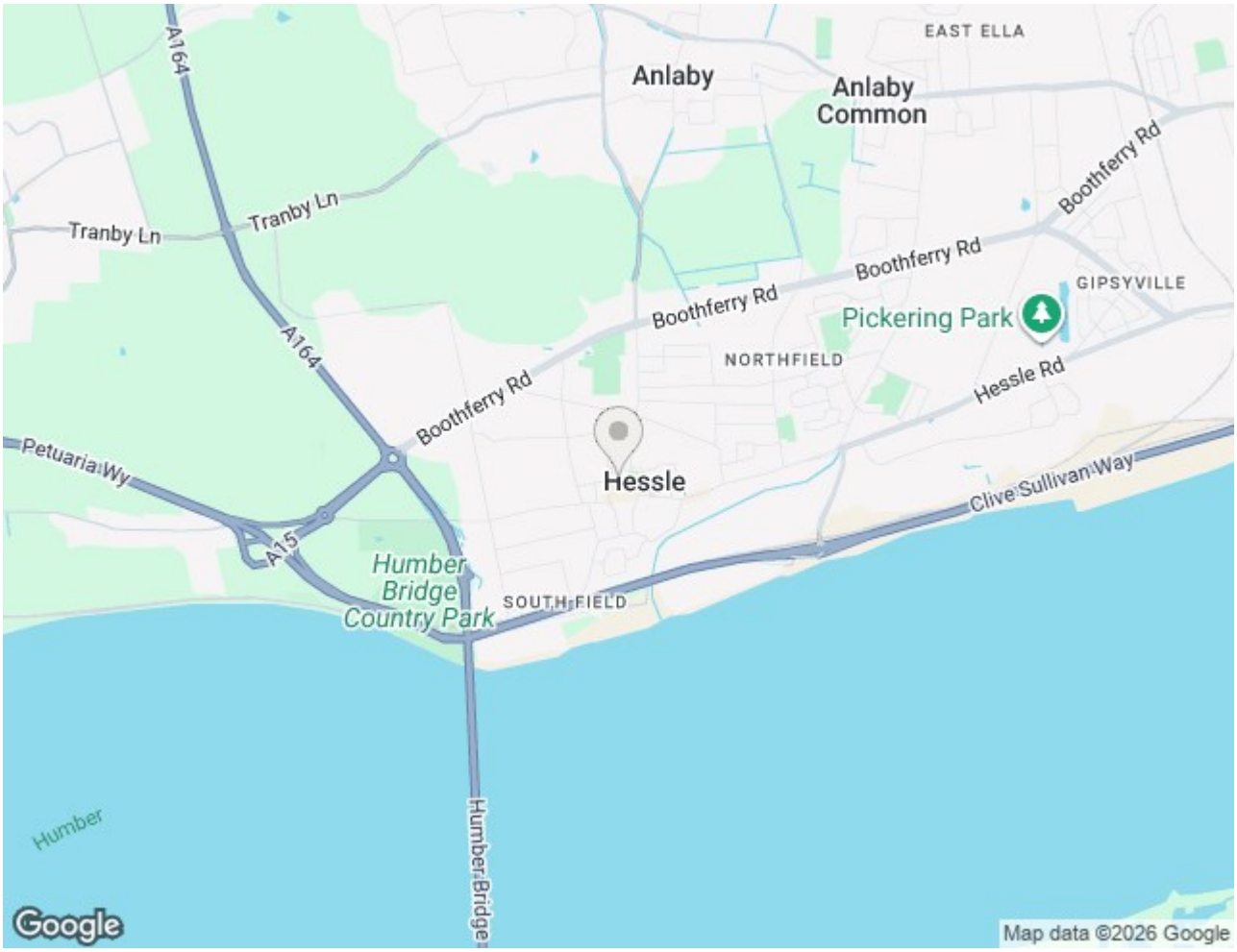
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

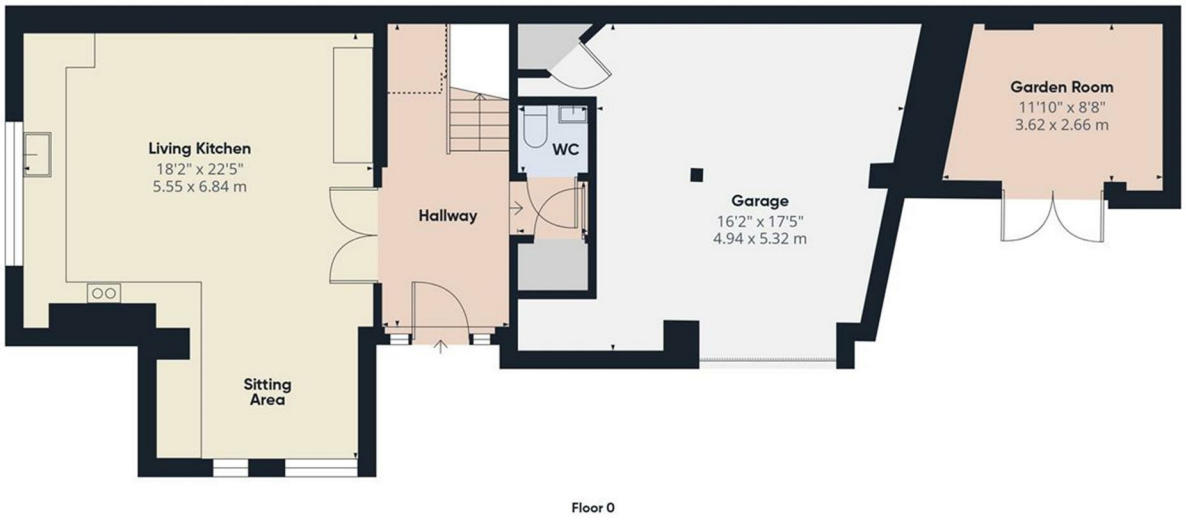
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


EAST ELLA
Anlaby
Anlaby Common
A164
Tranby Ln
Tranby Ln
Boothferry Rd
Boothferry Rd
Boothferry Rd
GIPSYVILLE
Pickering Park
NORTHFIELD
Hessle Rd
Boothferry Rd
Petuaria Wy
Hessle
Clive Sullivan Way
A15
Humber Bridge Country Park
SOUTHFIELD
Humber
Humber Bridge
Google
Map data ©2026 Google



Approximate total area(1)

881 ft²

81.7 m²

Reduced headroom

10 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

S
E W
N

Approximate total area(1)
687 ft²
63.8 m²

Reduced headroom
19 ft²
1.7 m²

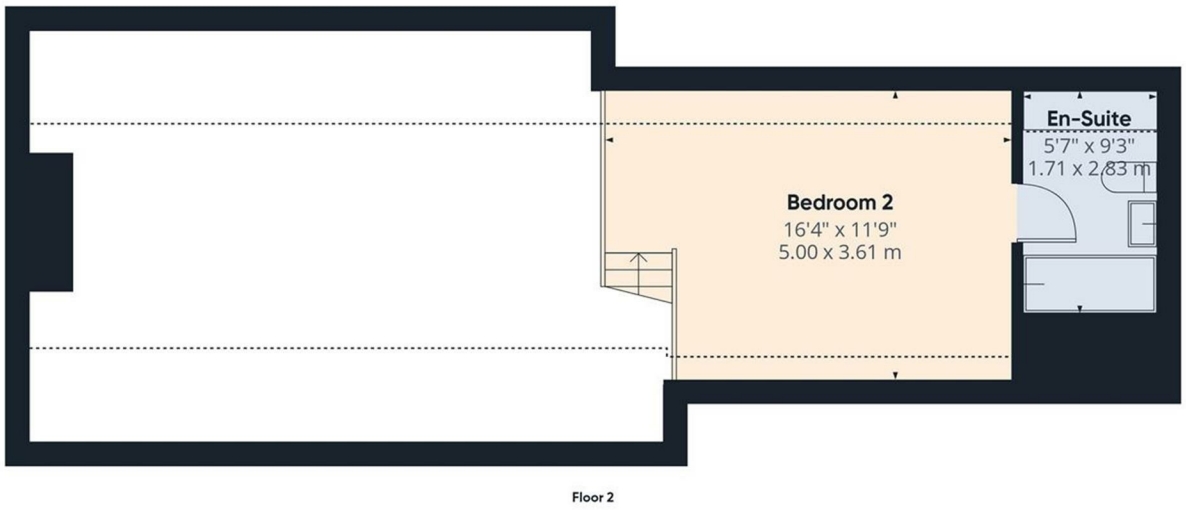
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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Floor 2

S
E W
N

Approximate total area(1)
232 ft²
21.5 m²

Reduced headroom
52 ft²
4.8 m²

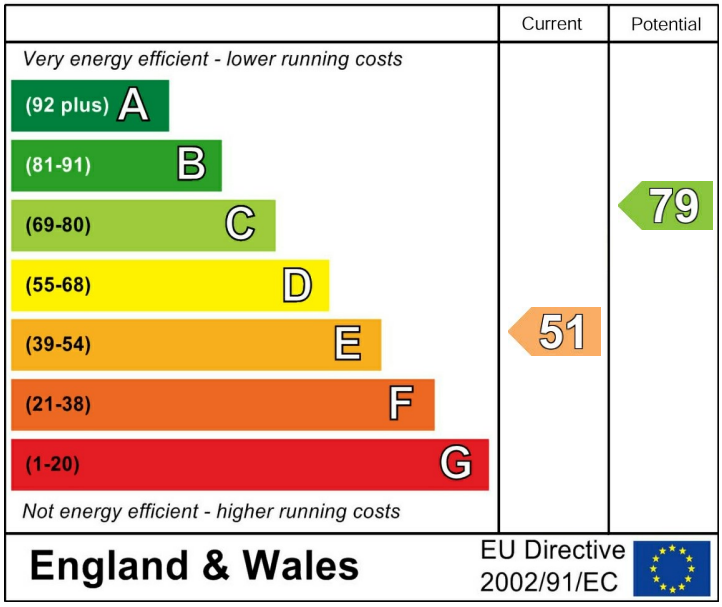
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

