



Mill Road, Swanland, HU14 3PL
£485,000


**Philip
Bannister**
Estate & Letting Agents

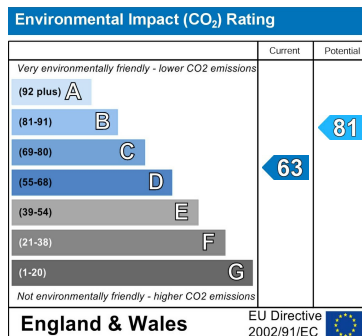
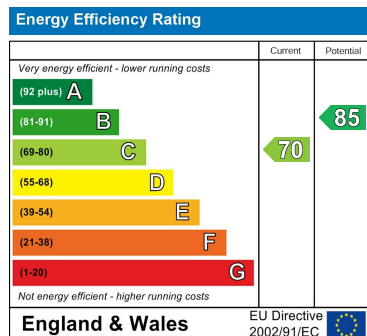
Mill Road, Swanland, HU14 3PL

Key Features

- Lovingly Restored
- Traditional 5 Bedroom 'Mill House'
- Stunning Family Living Kitchen
- 2 Further Reception Rooms
- 2 En-Suites & Fabulous Bathroom
- Outstanding Countryside Views
- Excellent Sized Plot

MILL HOUSE - OWN A PIECE OF LOCAL HERITAGE - This outstanding family home has been lovingly and sympathetically restored to its former glory. The 5 Bedroom accommodation is immaculately presented throughout and enjoys stunning views

Set in one of Swanland's most desirable locations, this fabulous family home is filled with charm and character after being lovingly restored by its current owners. The property retains many of its original features whilst incorporating a modern twist to suit today's family life. An exacting standard of finish and a careful eye for detail has been used throughout the renovation. The accommodation features a central Entrance Hall with rooms to either side which include a stunning Family Living Kitchen, Sitting Room and Drawing Room. There is a ground floor Cloakroom/WC off a Rear Entrance from which you can also access the Cellar. At first floor level there are 5 Bedrooms, 2 with En-Suite facilities in addition to the house Bathroom. An advanced underfloor heating system runs throughout the ground floor. The property is adjacent to open farmland with fantastic views from the rear elevation and generous back garden. A gravelled approach to the front sets the property back from the roadside and provides excellent parking facilities





LOCATION

The picturesque village of Swanland is located approximately seven miles West of Hull City Centre and is one of the most sought after village locations in the area. The focal point of the village is a pond surrounded by small traditional cottage style dwellings and local shops. The village boasts a local primary school, playing field & doctors surgery. Good road connections are accessed via the Northern Approach Road to the Humber Bridge which runs to the East of the village allowing easy access to the Clive Sullivan Way to Hull City centre and the A63/M62 motorway link. There are train stations at nearby villages of North Ferriby & Brough.

ACCOMMODATION

The immaculately presented accommodation is arranged over two floors with an additional cellar beneath

CELLAR

13'2" x 6'5" (4.01 x 1.96)

Accessed via a stone staircase, the cellar provides excellent storage facilities and is installed with lights and power

GROUND FLOOR

ENTRANCE HALL

The central Entrance Hall allows access to the property and welcomes you to this fabulous home. A tiled floor with underfloor heating runs throughout, there are a range of fitted cupboards and a staircase leads to the first floor accommodation

FAMILY LIVING KITCHEN

36'4" x 12'2" (11.07 x 3.71)

The heart of this fabulous home! Spanning the length of the property this stunning room has been expertly divided in to living, cooking and dining areas. Towards the front of the property there is a sitting area which enjoys a sash bay window and a central chimney breast. The kitchen area is fitted with a comprehensive range of 'farmhouse style' wall and base units with a central island and breakfast bar, all of which are mounted with a quartz work surface with matching upstands. A moulded sink unit sits beneath a mixer tap and the integrated appliances include a double

oven, induction hob within the island unit having a ceiling mounted extractor above, fridge freezer and dishwasher. The dining area is to the rear of the property and enjoys views of the garden through tri-folding doors. A tiled floor runs throughout which has an underfloor heating system

SITTING ROOM

12'4" x 13'4" (3.76 x 4.06)

The formal sitting room enjoys a bay window to the front elevation with a further window to the side allowing a flow of light to the room. A feature log burning stove is recessed within a chimney breast and is positioned on a stone hearth. An individual thermostatic controls the underfloor heating

DRAWING ROOM

14'7" x 14'4" (4.45 x 4.37)

A second reception room offering excellent flexibility and enjoying French doors with splendid aspects of the rear garden. A window is to the side elevation which allows further light to the room and there are alcove storage cupboards either side of a recessed fireplace with wooden mantle. An individual thermostatic controls the underfloor heating

REAR ENTRANCE

Allowing entry from the rear of the property, with the tiled floor having underfloor heating, a large pantry cupboard with plumbing for an automatic washing machine and Cloakroom/WC off

CLOAKROOM/WC

The Cloakroom is fitted with a two piece suite comprising WC and wash basin. There is a continuation of the tiled flooring which benefits from underfloor heating

FIRST FLOOR

LANDING

A traditional galleried landing provides access to the accommodation at the first floor level

BEDROOM 1

12'7" x 13'7" (3.84 x 4.14)

This master bedroom is positioned to the front of the property and enjoys a sash bay window to the elevation

with a second sash window to the side. A large walk-in wardrobe offers excellent storage space and there are (potential) En-Suite facilities off

EN-SUITE

The En-suite space has been expertly created and is plumbed for a three piece suite.

N.B. Sanitaryware has not been fitted and allows a buyer to complete to their specification

BEDROOM 2

13'7" x 10'9" (4.14 x 3.28)

A double bedroom with En-Suite facilities off. There is a window to the rear elevation and ceiling light tunnel also allows for extra light to the room

EN-SUITE

The En-Suite is fitted with a three piece white suite comprising WC, wash basin and a walk-in shower cubicle with glazed sliding door and a thermostatic shower. The walls are fully tiled and there is a chrome heated towel rail

BEDROOM 3

12'10" x 13'7" (3.91 x 4.14)

An excellent sized third bedroom positioned to the front of the property with a sash bay window to the elevation. An original fireplace is set within a chimney breast

BEDROOM 4

6'2" x 13'7" (1.88 x 4.14)

With sash windows to both the side and rear elevation, the rear enjoying stunning countryside views

BEDROOM 5

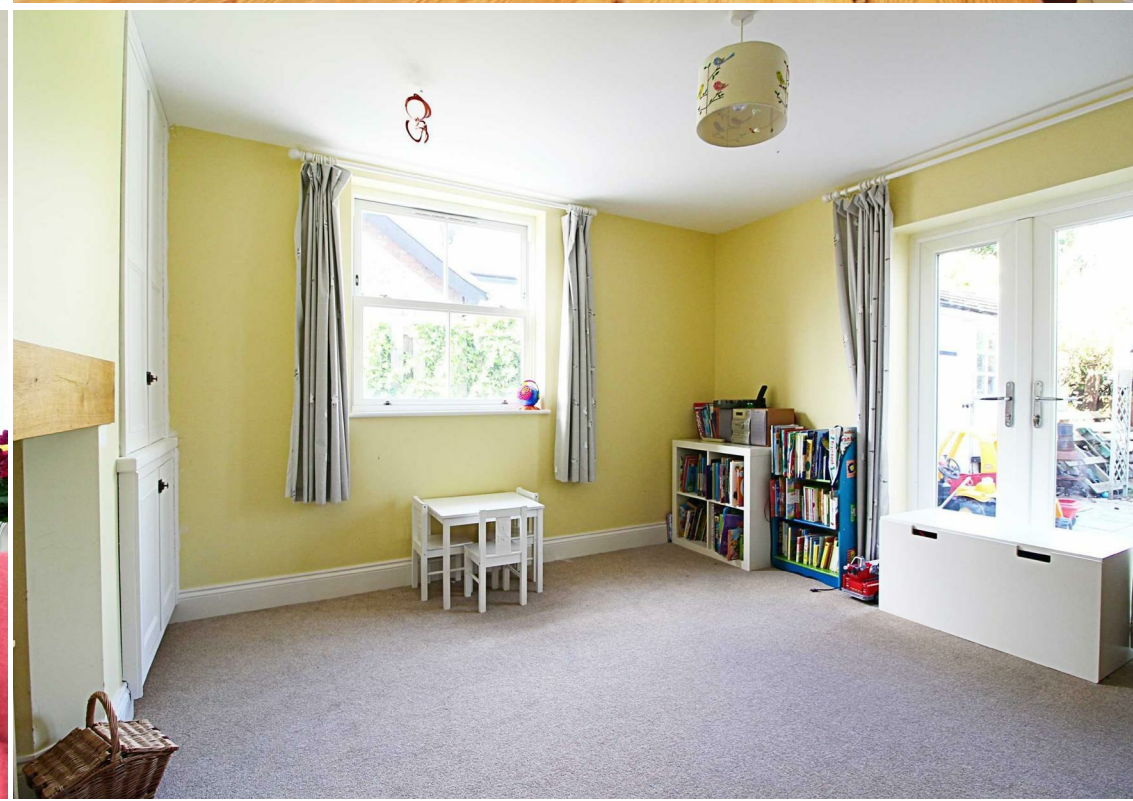
8'10" x 7'5" (2.69 x 2.26)

The fifth bedroom is of excellent proportions and features a sash window to the front elevation

BATHROOM

8'11" x 12'9" (2.72 x 3.89)

A fabulous bathroom fitted with a four piece suite comprising WC, 'floating' hand basin, corner shower enclosure with thermostatic shower and a free standing bath with central mixer. There is partial tiling to the walls, a chrome heated towel rail, fitted cupboard and a double sash window with stunning views to the rear



OUTSIDE

FRONT

The property is approached across a gravelled driveway which provides excellent provisions for off street parking. A curved wall encloses a front lawn with herbaceous borders and affords privacy to the property

REAR

The rear garden is a generous size and backs on to open countryside. It is mainly laid to lawn and enjoys excellent privacy. A patio adjoins the property and there are established borders and hedging

GARAGE

A garage is positioned to the side of the property and features an up and over door in addition to a side personnel door

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of an underfloor heating system to the ground floor and gas fired central heating system to panelled radiators at first floor

DOUBLE GLAZING - The property has the benefit of woodgrain uPVC double glazed frames

COUNCIL TAX - We believe the property lies within Band F (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

AGENTS NOTE - The agents advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property.

VIEWING

Strictly by appointment with the sole agents

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best

mortgage to suit your circumstances.

We are able to offer professional Independent Mortgage Advice without any obligation with our In-house Mortgage Advisor. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licenced Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES

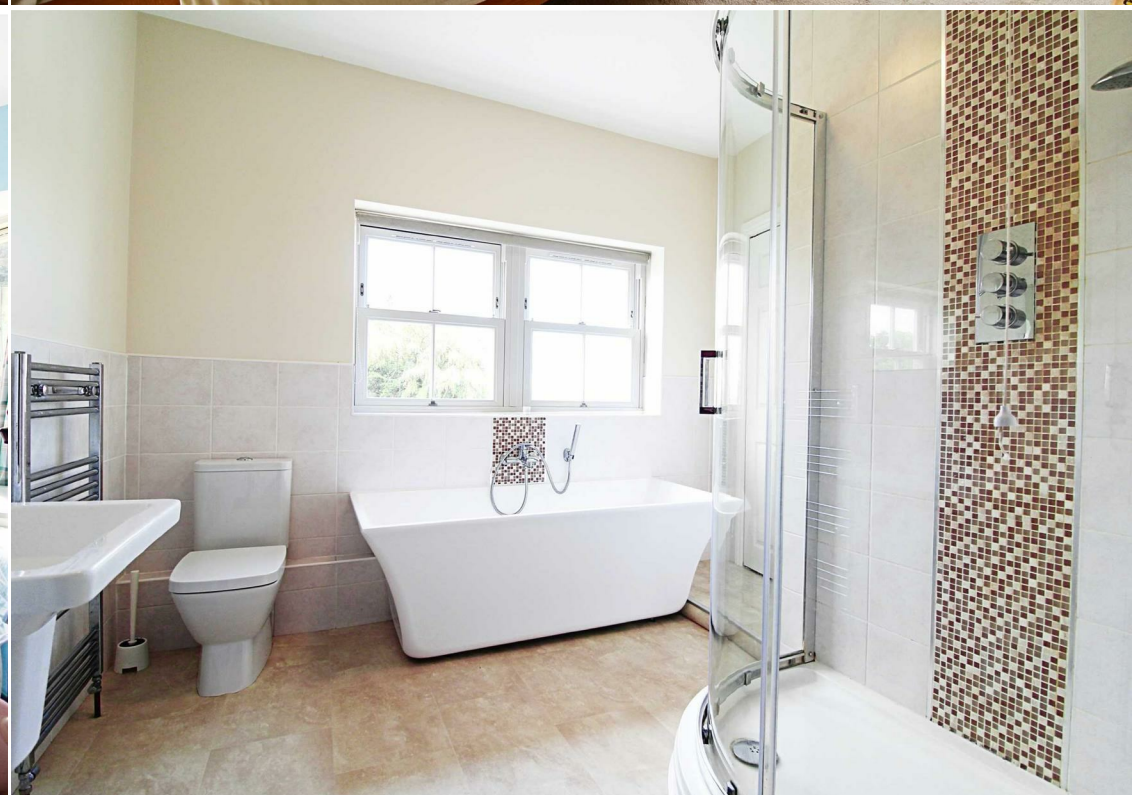
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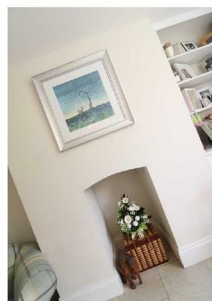
availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also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

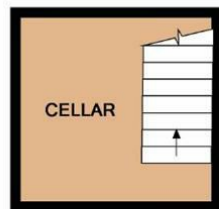
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Agency Fees - Our full list of fees are available to view in our office or on our website. Client Money Protection - Philip Bannister & Co.Ltd are members of Propertymark and are covered by their Client Money Protection scheme. Their address is Arbon House, 6 Tournament Court, Edgehill Drive, Warwick CV34 6LG Redress Scheme - Independent redress provided by: The Property Ombudsman, Milford House, 43-55 Milford Street, Salisbury, Wiltshire, SP1 2BP









CELLAR



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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