



**Inglenook  
Mill Lane | Scalby | HU15 2UT**

**£725,000**



# Inglenook Mill Lane, Scalby, HU15 2UT

*This individually designed, substantial family home is nestled on a generous plot of approximately 0.4 acres along a peaceful country lane in the desirable village of Scalby. Built circa 2001 by the current owners, the property offers a wealth of beautifully presented and versatile accommodation across two floors. The ground floor opens with a striking reception hall beneath a galleried landing, leading to a spacious lounge with double doors to a bespoke bar area—perfect for entertaining—which flows seamlessly into a conservatory overlooking the private westerly rear garden. Additional living spaces include a formal dining room, a well-equipped breakfast kitchen, a utility room with pantry, and a convenient cloakroom/WC.*

*Upstairs, the galleried landing features French doors opening onto a balcony, and serves five generously sized bedrooms, four of which include built-in wardrobes. The impressive primary suite boasts excellent proportions, twin dressing rooms, and a luxurious en-suite shower room. A beautifully appointed family bathroom with a free-standing bath completes the upper floor.*

*Outside, the home is approached via twin double gates leading to a horseshoe driveway and an integral double garage. The rear garden is a standout feature, offering established planting, decked seating areas, and even a dedicated allotment space.*

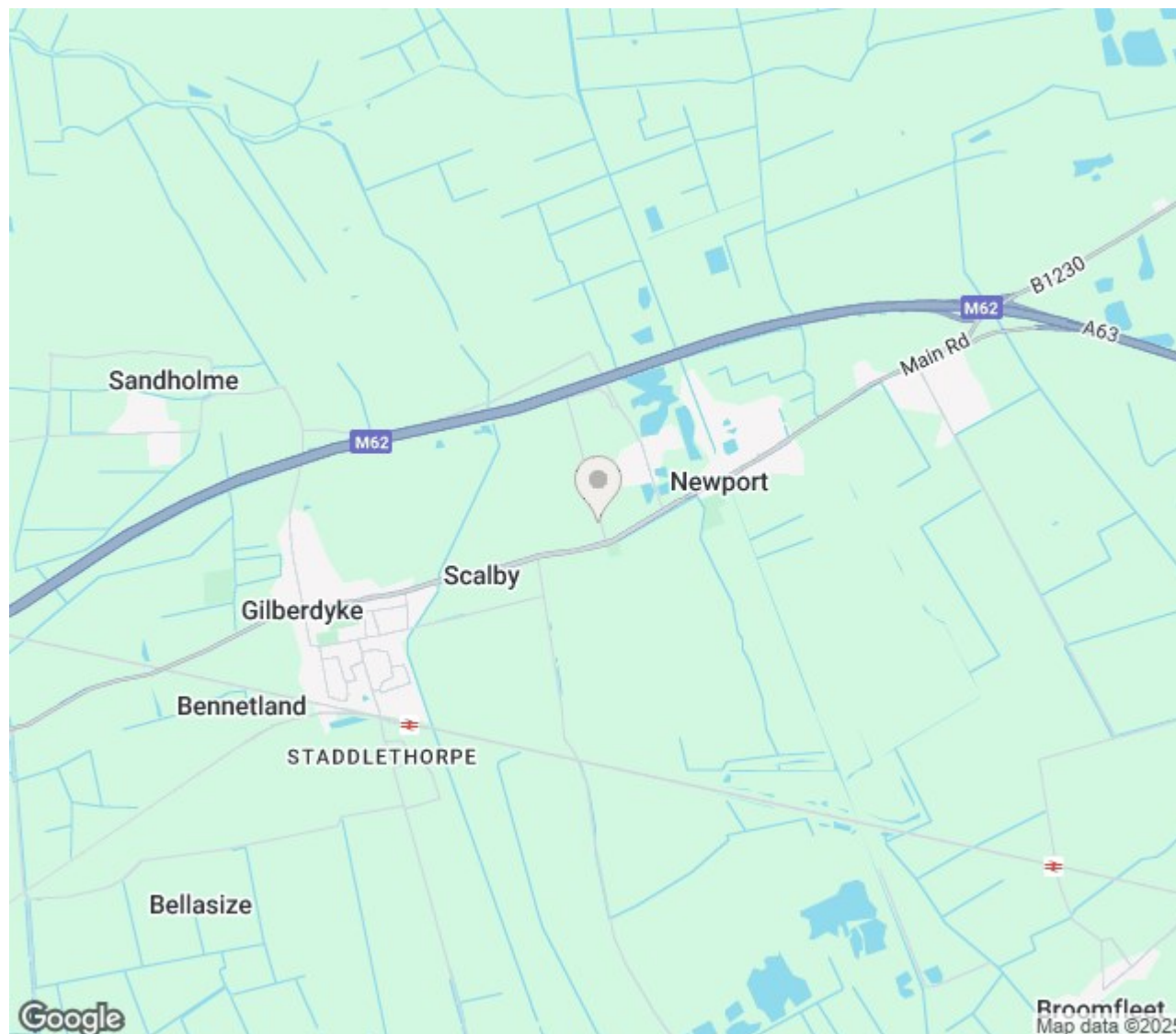






# Key Features

- Substantial Family Home
- Approx. 0.4acre Plot With Private Westerly Rear Garden
- 5 Generous Bedrooms
- Generous Lounge, Dining Room & Bar
- Fitted Kitchen + Utility Room
- Conservatory Overlooking The Rear Garden
- Horseshoe Driveway + Double Garage
- Established Gardens With Seating Areas
- EPC = C
- Council Tax = G



| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) A                                 |           |
| (81-91) B                                   |           |
| (69-80) C                                   | 76        |
| (55-68) D                                   | 81        |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |







**ACCOMMODATION**

The spacious range of accommodation is positioned over two floors and comprises:

**GROUND FLOOR**

**RECEPTION HALL**

A welcoming reception hall with a feature gallery landing above and a built-in cloaks cupboard. The hall provides an impressive introduction to the property.

**CLOAKROOM/WC**

Fitted with a two piece suite comprising inset wash hand basin and low-level WC, complemented by tasteful tiling.

**LOUNGE**

25'8 x 15'8 (7.82m x 4.78m)

Accessed via double doors from the hall, the spacious reception room features a period style fireplace, two windows to the side elevation and a cantilevered bay window to the front. Double doors open to:

**BAR**

15'8 x 10'2 (4.78m x 3.10m)

A great space for entertaining with a bespoke oak bar, a window to the side elevation and sliding patio doors to:

**CONSERVATORY**

15'1 x 10'2 (4.60m x 3.10m)

Enjoying delightful views over the rear garden, this brick and uPVC conservatory has French doors opening out to a patio area. There is underfloor heating throughout.

**DINING ROOM**

13'9 x 12'6 (4.19m x 3.81m)

Accessed via double doors from the hall. A well proportioned dining room with a window overlooking the rear garden.

**BREAKFAST KITCHEN**

18' x 15'1 (5.49m x 4.60m)

The breakfast kitchen is comprehensively fitted with a stylish range of wall and base units with complementing worktops and splashbacks. A matching centre island unit is installed with a granite worktop and attached breakfast bar. Integrated appliances include two separate fan ovens, microwave, warming drawer, steam oven, dishwasher, induction hob, extractor hood and wine cooler.

**UTILITY ROOM**

18'1 x 6'10 incl pantry (5.51m x 2.08m incl pantry)

The utility room is installed with wall and base units, contrasting worksurfaces and a tiled splashback. A stainless steel sink unit sits beneath a window to the rear. There is a door leading to the side of the property and an opening to:

**PANTRY**

Fitted with matching units to the kitchen plus shelving.

**FIRST FLOOR**

**GALLERIED LANDING**

With access to the accommodation at first floor level. There are French doors which open to a balcony and a large walk-in airing cupboard with hot water cylinder.

**PRIMARY BEDROOM SUITE**

21'6 max x 17'3 (6.55m max x 5.26m)

The generously proportioned bedroom includes fitted drawers and dressing table. There are two large double wardrobes alongside two dressing rooms with open fronted hanging and shelving. The bedroom is also installed with an air conditioning unit and a window to the rear elevation.

**EN-SUITE**

A luxurious en-suite which is fitted with an inset wall hung wash basin, WC and large walk-in shower with marble effect splashboards and complementary tiling. There are two windows to the rear elevation.

**BEDROOM 2**

18' x 15' (5.49m x 4.57m)

A second generous double bedroom with fitted drawers, cupboard and dressing table alongside two built-in double wardrobes. There is a window to the front elevation.

**BEDROOM 3**

15'7 x 14'4 (4.75m x 4.37m)

A further double bedroom with drawers, cupboards and a window seat. There are two built-in wardrobes and a window to the front elevation.

**BEDROOM 4**

13'1 x 11'10 (3.99m x 3.61m)

A double bedroom with a window to the rear and a built-in wardrobe.

**BEDROOM 5**

12' x 8'1 (3.66m x 2.46m)

A good sized fifth bedroom with a window to the side elevation and loft access via drop-down ladder to a part-boarded loft.







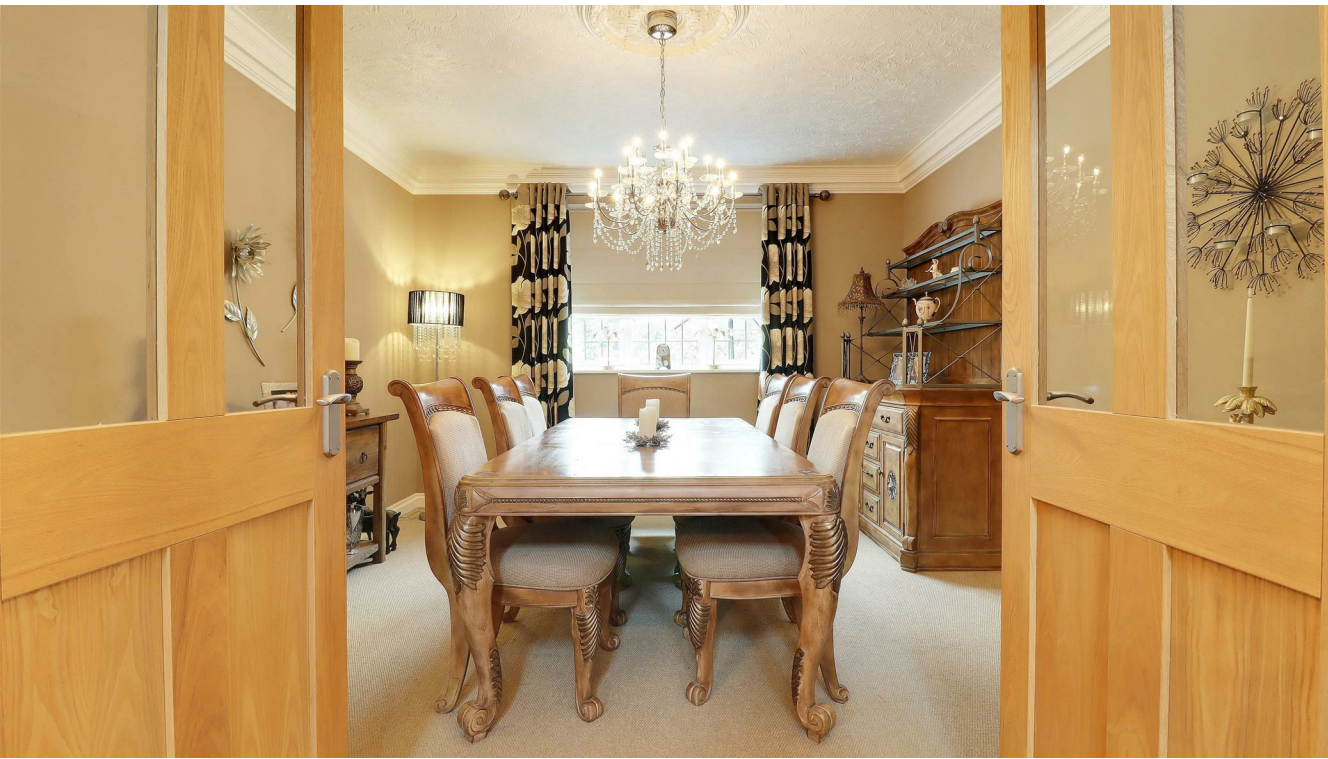












#### BATHROOM

A well appointed family bathroom which includes a four piece suite comprising free standing roll top bath, independent shower cubicle, inset vanity wash hand basin and WC. There is complementing tiling and two heated towel rails and a window to the rear elevation.

#### OUTSIDE

This exceptional property is approached via two sets of double wrought iron gates, offering convenient in-and-out access to a generous driveway and a spacious parking area in front of a double garage. The large rear garden features an expansive lawn bordered by mature trees and established shrubs, providing privacy and a tranquil setting. Hidden beyond a row of hedging which opens to a greenhouse, raised vegetable beds, and an open outlook beyond—ideal for gardening enthusiasts and nature lovers alike. Immediately to the rear of the property is designed for outdoor living with a full-width sandstone patio and two elevated decking areas make the most of the property's desirable westerly aspect—perfect for entertaining or relaxing in the sun.

#### DOUBLE GARAGE

18'6" x 18' (5.64m x 5.49m)

An integral double garage with with automated twin up-and-over doors.

#### GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band G. (East Riding Of Yorkshire). 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.

#### TENURE

We understand that the property is Freehold.

#### VIEWINGS

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 in-house Mortgage Advice without any obligation. 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 Licensed 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.

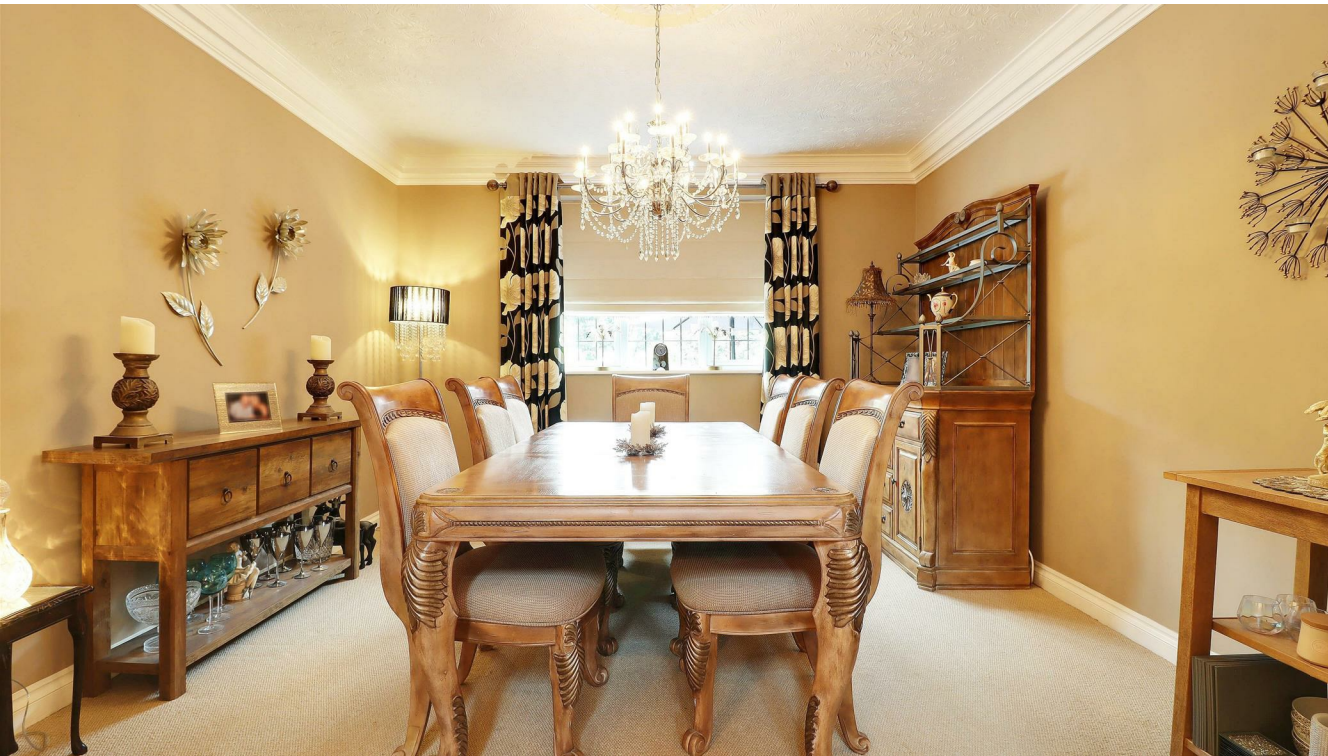
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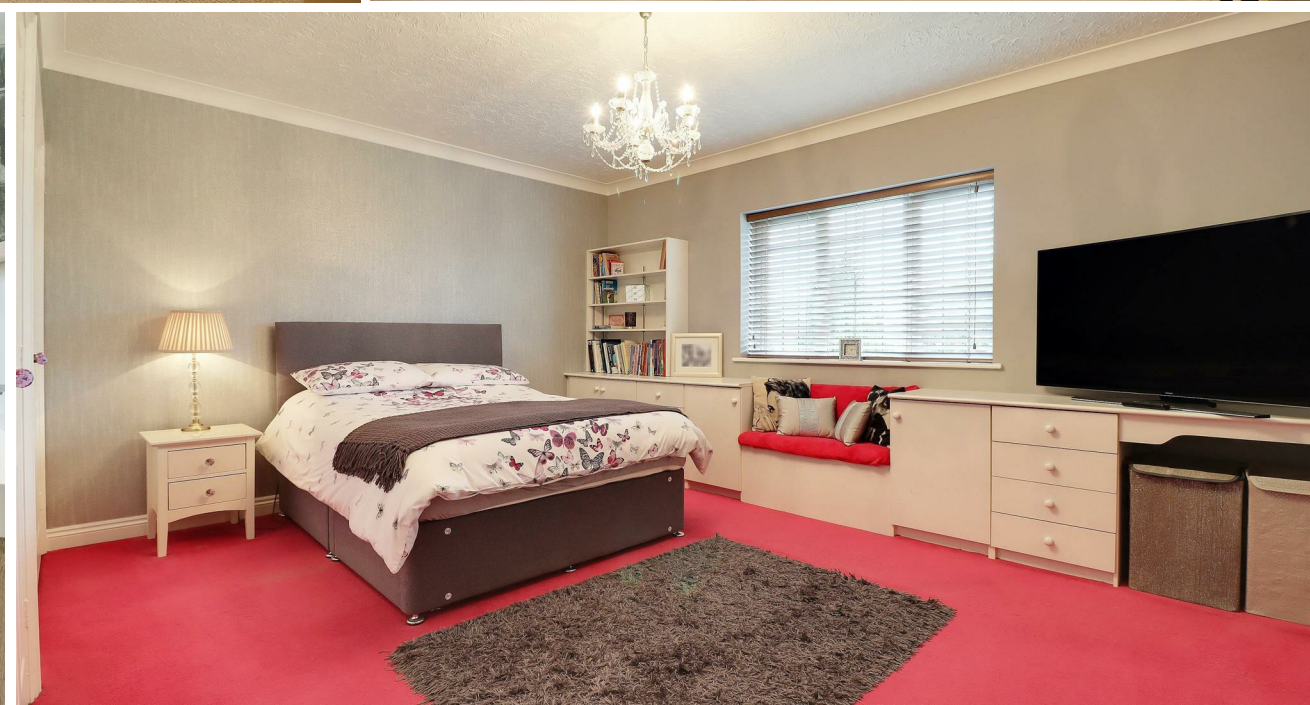
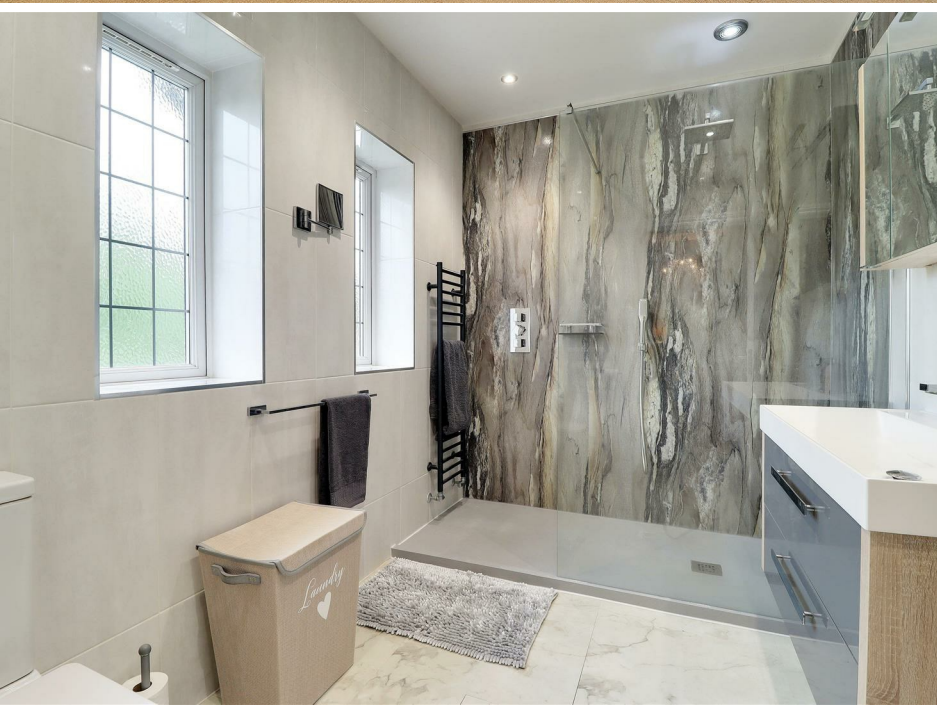
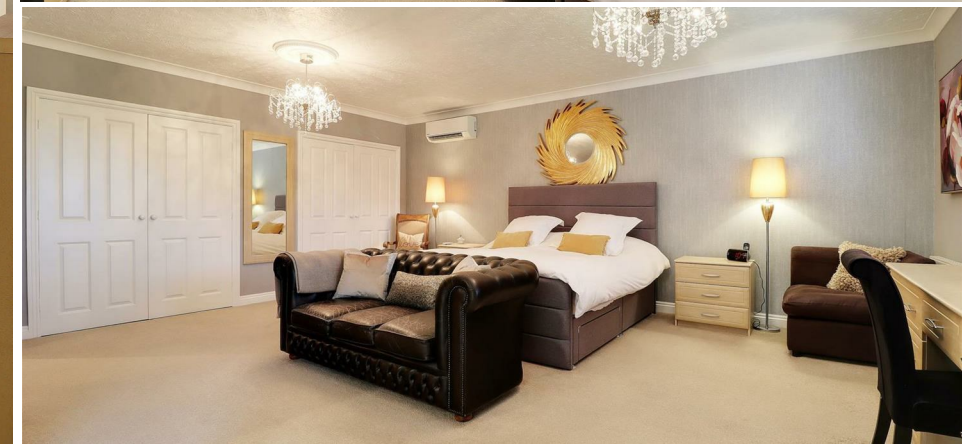
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GROUND FLOOR  
1884 sq.ft. (175.0 sq.m.) approx.



1ST FLOOR  
1652 sq.ft. (153.4 sq.m.) approx.



TOTAL FLOOR AREA : 3536 sq.ft. (328.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Estate & Letting Agents

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