



**Pine Lodge, 58D  
Beverley Road | South Cave | HU15 2BB**

**£900,000**

# Pine Lodge, 58D Beverley Road, South Cave

*An exceptional detached residence set within established grounds, discreetly positioned off a secluded private road just off Beverley Road, South Cave. Constructed circa 2018 to an exacting standard, the property offers substantial and beautifully appointed family accommodation arranged over three floors.*

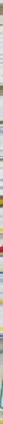
*A welcoming reception hall with a striking timber and glass balustrade staircase sets the tone, complemented by an elegant bay-fronted lounge featuring a statement fireplace.*

*The heart of the home is the impressive full-width living family kitchen, designed for both everyday living and entertaining. This outstanding space incorporates an orangery-style dining area with glazed lantern roof and bi-folding doors opening onto the garden. The kitchen is fitted with a comprehensive range of units, integral appliances, granite work surfaces and a matching island peninsula. Additional ground floor features include a practical utility room, boot room entrance and cloakroom/WC.*

*To the first floor are four exceptional double bedrooms, including a superb principal suite with dressing room and en-suite bathroom, while bedroom two also enjoys a walk-in wardrobe and en-suite facilities. A luxurious family bathroom with freestanding bath completes this level.*

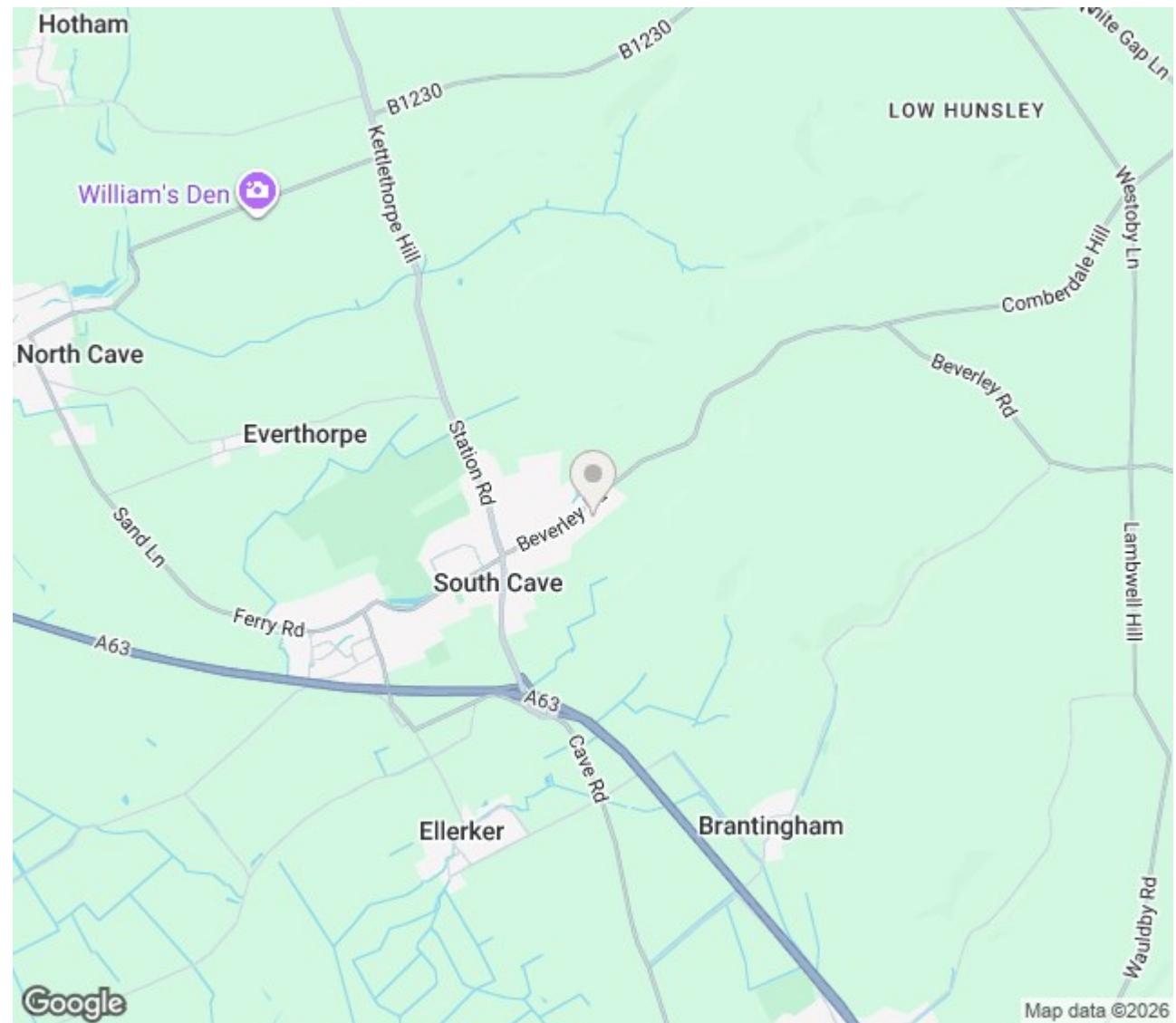
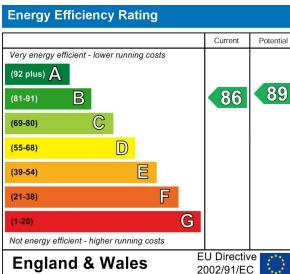
*The second floor provides a versatile landing ideal for a study area, a further double bedroom and a guest bathroom.*

*Externally, the established grounds wrap around the property, with a driveway offering ample off-street parking, a double garage and EV charging point. The rear garden enjoys a good degree of privacy and is predominantly laid to lawn, complemented by multiple seating areas.*



# Key Features

- Individual Detached Residence
- 5 Generous Double Bedrooms
- Stunning Open Plan Family Living Kitchen
- Bi-Folding Doors Opening To The Rear Garden
- Impressive Principal Suite With Dressing Room & En-Suite
- Luxurious Bathroom & En-Suite To Bedroom 2
- Double Garage & EV Charger
- Set Within Established Grounds
- EPC = B
- Council Tax = G





## ACCOMMODATION

The spacious accommodation is arranged over three floors and comprises:

### GROUND FLOOR

#### RECEPTION HALL

Allowing access to the property through double composite entrance doors, this impressive reception hall features a timber and glass balustrade staircase leading to the first floor. An attractive wooden floor runs throughout, there is a bay window to the front elevation and partially glazed double doors opening to:

#### OPEN PLAN FAMILY LIVING KITCHEN

A truly stunning open-plan living space forming the heart of this wonderful home. Thoughtfully arranged to provide distinct areas for living, cooking and dining, it is an ideal setting for everyday family life as well as entertaining.

The kitchen is fitted with an extensive range of shaker-style wall and base units, finished with granite work surfaces and matching upstands. Features include a composite 1½-bowl sink with professional mixer tap and a full range of integrated appliances comprising a double oven and grill, microwave and dishwasher. A matching island peninsula incorporates a five-ring gas hob with cylindrical extractor above, complemented by an adjoining solid wood breakfast bar.

To the opposite end of the room, the living area provides ample space for a full lounge suite, while the dining area sits impressively within an orangery-style projection, complete with a glazed lantern roof and bi-folding doors opening directly onto the garden. A tiled floor runs seamlessly throughout whilst windows along the rear elevation allow plenty of natural light.

#### LOUNGE

This front facing reception room features a large bay window to the front elevation with a built-in window seat. A feature fireplace houses a living flame gas fire with timber surround, granite hearth and a tiled inset.

#### UTILITY ROOM

A convenient utility room which is adjacent to the kitchen and features matching units, roll top worksurfaces, upstands and a composite sink unit with mixer tap. There is space and plumbing for an automatic washing machine and space for a tumble dryer. A window and door lead to the rear garden and there is a continuation of the tiled flooring.

#### BOOT ROOM

Allowing access from the driveway, this useful boot room has part panelled walls, a built-in cupboard, tiled floor and an internal door to the double garage.

#### CLOAKROOM/WC

The cloakroom is fitted with a two piece suite comprising WC and countertop wash basin with a mosaic tile splashback. There is a continuation of the wooden flooring and a window to the side elevation.

### FIRST FLOOR

#### LANDING

An impressive landing providing access to the first-floor accommodation. The wood and glass balustrade staircase continues to the second floor, while two large Velux windows, each with automated rain sensors, flood the space with natural light.

#### PRINCIPAL BEDROOM SUITE

##### BEDROOM

A generous double bedroom with a large bay window to the front with a built-in window seat. An archway opens to:

##### DRESSING ROOM

The partially divided dressing room offers dedicated space for clothes storage alongside a bright, light-filled area for getting ready, enhanced by a Velux skylight. A built-in cupboard provides additional storage.

##### EN-SUITE

A luxurious en-suite bathroom fitted with twin countertop wash basins, WC and an elegant freestanding bath with central filler. A walk-in shower area features a thermostatic shower and folding glazed screen. The room is finished with a combination of floor tiling, including mosaic detailing within the shower area and geometric tiling elsewhere, complemented by half-height wall tiling, a heated towel rail and a Velux window providing natural light.

##### BEDROOM 2

A further generous double bedroom with a window to the rear elevation, access to a large walk-in wardrobe with hanging rails and adjacent en-suite facilities.

##### EN-SUITE

A well appointed en-suite which is fitted with a WC, pedestal wash basin and a corner shower enclosure with a thermostatic shower. There is majority wall tiling, tiling to the floor, a heated towel rail and a window to the rear elevation.

##### BEDROOM 3

A well proportioned double bedroom with two windows to the rear elevation.

##### BEDROOM 4

A fourth excellent sized double bedroom with a bay window to the front elevation.











#### BATHROOM

A beautifully indulgent family bathroom showcasing an impressive traditional-style four-piece suite, comprising a WC, an elegant vanity wash basin with integrated storage, a striking double-ended freestanding bath with statement central freestanding filler, and a generous walk-in shower enclosure with both rainfall and handheld shower heads. The space is finished to an exceptional standard with large marble-effect wall tiling, a parquet-effect tiled floor, a sleek heated towel rail and a rear-facing window.

#### SECOND FLOOR

##### LANDING

Providing access to the second-floor accommodation, the landing benefits from views through the large rain-sensor Velux windows, with an additional Velux window to the rear. The landing also offers space for a study area and features the continuation of the glass-balustrade staircase.

##### BEDROOM 5

The fifth double bedroom sits beneath a vaulted ceiling and has a Velux window for natural light.

##### BATHROOM

A well-appointed guest bathroom serving the second floor, featuring a freestanding bath with central filler and hand-held shower attachment, WC and wall-hung wash basin. The room is complemented by fitted storage cupboards, a heated towel rail, half-height wall tiling, a Velux window providing natural light, and access to the eaves.

#### THE GROUNDS

The property is accessed via a private road, opening onto a gravel driveway and a sweeping block-paved pathway leading to the main entrance. The driveway wraps around both sides of the house, offering generous off-street parking and access to an attached double garage. To the front, there is a shaped lawn bordered by mature hedging, providing privacy. The rear garden offers an attractive and secluded setting, featuring a large lawn and established trees within the boundaries. Arranged over two levels, the garden includes a gravelled patio directly accessible from the bi-folding doors, with steps leading up to a further patio area. In one corner, a timber pergola sits alongside a flagstone patio, while a bespoke fish pond is positioned beneath a second wooden pergola.

#### DOUBLE GARAGE

The double garage has twin remote operated roller doors, light and power. A personnel door leads from the boot room and there is an EV charger to an external wall.

#### 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.

#### AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

#### 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.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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 Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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.

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heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the 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.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200; Solicitors : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100























Approximate total area<sup>(1)</sup>

3837 ft<sup>2</sup>

Reduced headroom

197 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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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## Platinum Collection

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