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**Limb**  
MOVING HOME



*Farndale Kemp Road, Swanland, East Yorkshire, HU14 3LY*

- 📍 Superlative Residence
- 📍 0.65 of an Acre
- 📍 Exclusive Location
- 📍 Council Tax Band = G

- 📍 Full of Character
- 📍 Separate Lodge
- 📍 Viewing A Must!
- 📍 Freehold/EPC = E

**£1,295,000**



## INTRODUCTION

Farndale is a simply outstanding and individual detached residence which stands in beautiful gardens along the west side of Kemp Road, one of the region's most prestigious addresses. Built in 1935 to a very detailed design, this fine property has been subsequently extended and remodelled over the years to provide a home with all the luxuries of modern living and takes full advantage of its south facing aspect. One can only be impressed by the wealth of character afforded which blends beautifully with an array of high quality fittings. It must be noted that there is a separate detached lodge building situated at the bottom of the garden which affords triple garaging below with a superb guest suite above. The extensive living space combines a variety of reception areas including a fabulous entertaining/bar room, with dual aspect out to the gardens. There is also a stunning day room situated in an open plan style off the adjoining kitchen. At first floor are four bedrooms with the luxurious master suite having a separate fitted dressing room overlooking the garden and a superb recently installed en-suite featuring a claw footed bath, shower and twin basins. The accommodation boasts gas fired central heating to radiators, uPVC double glazing and there is both CCTV and an alarm system fitted.

## EXTERNAL

Farndale is approached through automated gates flanked by brick rendered walls with stone topped pillars. The gate opens to a long gravelled driveway, passing a play area, and onto a parking area in front of the house. The driveway also leads onwards past the house to the rear lodge with an extensive block set parking area in front of the triple garaging. The property stands in beautiful grounds of approximately 0.65 acres which enjoy a predominantly south facing aspect, being mainly laid to lawn interspersed with an abundance of shrub, herbaceous and coniferous borders which provide much seclusion and many areas of interest.

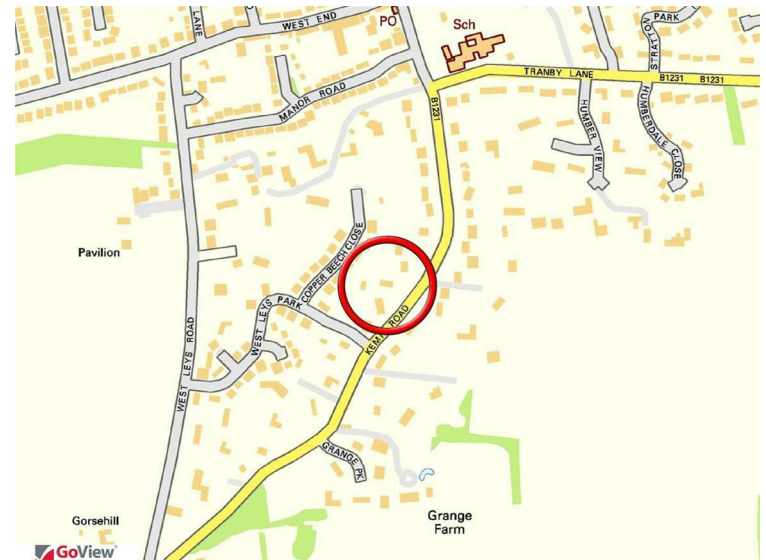


Convenient access to the A63 leads to Hull city centre to the east and the national motorway network to the west. A mainline railway station lies approx 15 minutes driving distance at Brough which provides a regular service to London Kings Cross.

## DETAIL MAP

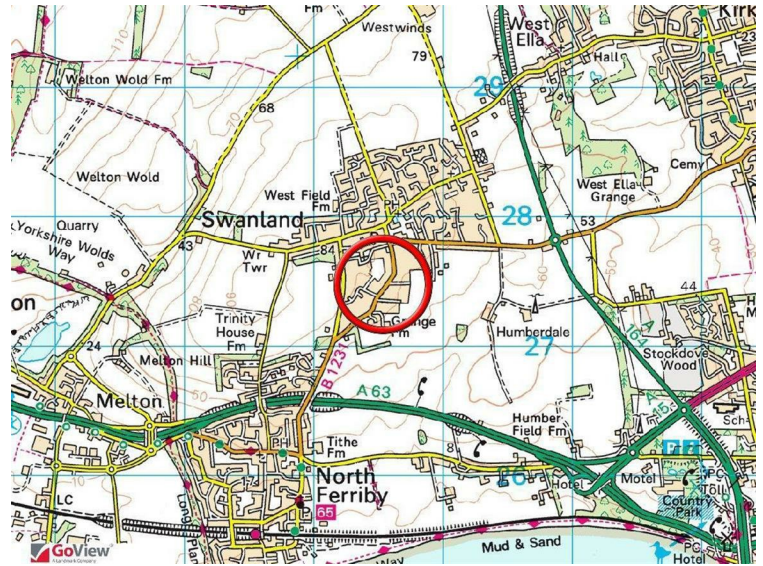


*STREET MAP*





## LOCATION MAP



## ACCOMMODATION

A solid entrance door opens to:





## ENTRANCE HALLWAY

A central hallway with oak strip flooring and an archway leading through to an inner hallway, which has a staircase leading up to the first floor and storage cupboard beneath.



## CLOAKS/WC

With low level WC and wash hand basin.

## CONSERVATORY

16'3 x 12'3 approx (4.95m x 3.73m approx)

Situated off the entrance reception, this attractive room overlooks the gardens to the south and double doors lead out to the patio. Travertine tiled flooring has electric underfloor heating. TV point.



## LOUNGE

20'0 x 16'0 approx (6.10m x 4.88m approx)

Measurements into Inglenook style fireplace. This delightful room has beams to the ceiling and as its focal point an Inglenook style fire recess housing a limestone fire surround with inset log effect gas fire. There are windows to both north and south elevations. Access is also provided into the entertainment/bar room.





## ENTERTAINMENT/BAR ROOM

17'5 x 12'2 approx (5.31m x 3.71m approx)

Fabulous room having a triple aspect overlooking the rear garden with two pairs of double doors leading out to the south and west elevations. The room has a fitted bar with display shelving, granite work surfaces and a sit-up bar area. Features also include a circular sink, twin wine chillers and integrated dishwasher. Wall mounted TV point, oak herringbone parquet flooring, deep coving and recessed downlighters to ceiling.



## DINING/PLAY ROOM

15'1" x 13'2" approx (4.60m x 4.01m approx)

A formal room with window to the south, fireplace with marble hearth and back plate, double doors leading into the conservatory.





## KITCHEN

21'3" x 13'7" approx (6.48m x 4.14m approx)

Narrowing to 11'10". Having an extensive range of bespoke hand painted base and wall mounted units with Iroko hardwood work surfaces and an island unit with granite work surface and wicker basket storage. There is a double Belfast sink with mixer tap and integrated hot tap, integrated dishwasher, fridge and freezer, freestanding Falcon semi professional Range Cooker with extractor hood above. Moulded coving and recessed downlighters to the ceiling, windows to the north elevation. This room has a utility situated off and is open plan style through to the day room.



## DAY ROOM

18'0" x 17'0" approx (5.49m x 5.18m approx)

A simply stunning space which provides views across the garden. There is a feature flag paved floor and a glass roof with fitted blinds. An external access door leads to the driveway.





## UTILITY ROOM

7'10" x 6'5" approx (2.39m x 1.96m approx)

With bespoke fitted units, Iroko hardwood work surfaces and tiled surround. Plumbing for automatic washing machine and sink.

## FIRST FLOOR

## LANDING

With window to north elevation and access to roof void.

## MASTER SUITE

## MASTER BEDROOM

17'2" x 15'3" approx (5.23m x 4.65m approx)

A particularly elegant room with a window and window seat overlooking the garden to the south, flanked by ornate shelving. The focal point of the room is a decorative cast fireplace which itself is flanked by doors leading to both the dressing room and en-suite.





## DRESSING ROOM

With a range of bespoke hand painted classic style wardrobes and matching dressing table with crystal handles. Spot lights to the ceiling, built in cupboards and windows overlooking the gardens.



## EN-SUITE BATHROOM

12'3" x 7'3" approx (3.73m x 2.21m approx)

With a stunning suite comprising a feature freestanding claw footed bath, luxurious shower cubicle with both a rainhead and hand held shower system, bespoke fitted furniture with inset twin wash hand basins and mirror above, heated towel rail.



## BEDROOM 2

15'3" x 13'0" approx (4.65m x 3.96m approx)

With built in cupboard, window overlooking the gardens to the south.



## BEDROOM 3

12'8" x 8'9" approx (3.86m x 2.67m approx)

Window overlooking the garden to the east. Door to built in cupboard and single door to deep wardrobe.



## BEDROOM 4

12'4" x 8'0" approx (3.76m x 2.44m approx)

With door to deep built in cupboard and wardrobe, window to the south elevation.



## BATHROOM

With traditional suite comprising low level W.C., bidet, pedestal wash hand basin, bath with mixer tap/shower attachment and screen, travertine tiling to the walls and floor, classic style heated towel rail.





## SEPARATE W.C.

With low level W.C. and wash hand basin, travertine tiling to the floor.

## THE LODGE AND GARAGE

This significant detached building is situated to the far western end of the garden and provides a large block set area for multiple parking behind. This detached two storey building is of a rendered finish to match the house. The garaging comprises a double and a single with up and over entry doors.



## ACCOMMODATION

Residential entrance door to the front of the building opens to:



## ENTRANCE HALL

With stairs to first floor off, cupboard housing gas-fired combi boiler. Access to either side leading to the garaging.

## UTILITY AREA

With plumbing for automatic washing machine. A further door leads into a store room where the Calor gas fired central heating boiler is located for the accommodation.

## FIRST FLOOR

## KITCHEN AREA

12'8" x 8'8" approx (3.86m x 2.64m approx)

Complete with a stunning range of fitted units and integrated oven, hob, extractor hood, fridge, dishwasher and wine chiller, one and a half sink and drainer. Steps up to the dining area.



## DINING SPACE

With window overlooking the gardens, storage cupboard to corner.





## LIVING ROOM

18'7" x 10'7" approx (5.66m x 3.23m approx)

With window overlooking the gardens, storage cupboard to corner.



## BEDROOM

18'7" x 16'4" approx (5.66m x 4.98m approx)

With windows overlooking the garden.



## BATHROOM

11'0" x 7'5" approx (3.35m x 2.26m approx)

With modern suite comprising a shaped bath, wash hand basin with cabinet, low level W.C., large shower enclosure with both a rainhead and hand held shower system. tiled surround.



## GROUNDS

Farndale stands in beautiful grounds on the western side of Kemp Road, one of the regions most prestigious addresses. An automated gated entrance is flanked by rendered brick walls with stone topped pillars flanked by planting. The gates open to a gravelled driveway which leads past a barked children's play area and onwards to the house where there are parking bays. The drive also leads past the house to the detached lodge, garaging and extensive block set parking. The stunning grounds extend to approximately 0.65 of an acre and enjoy a predominately south and west elevation being mainly lawned bounded by an array of mature and well tended shrub herbaceous and coniferous borders. Access from the entertainment/bar room and conservatory, is available to the patio area which enjoys views across the garden.



## PATIO





## PLAY AREA



## GARAGING



## TENURE

Freehold

## COUNCIL TAX BAND

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

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. 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 TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

## 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.

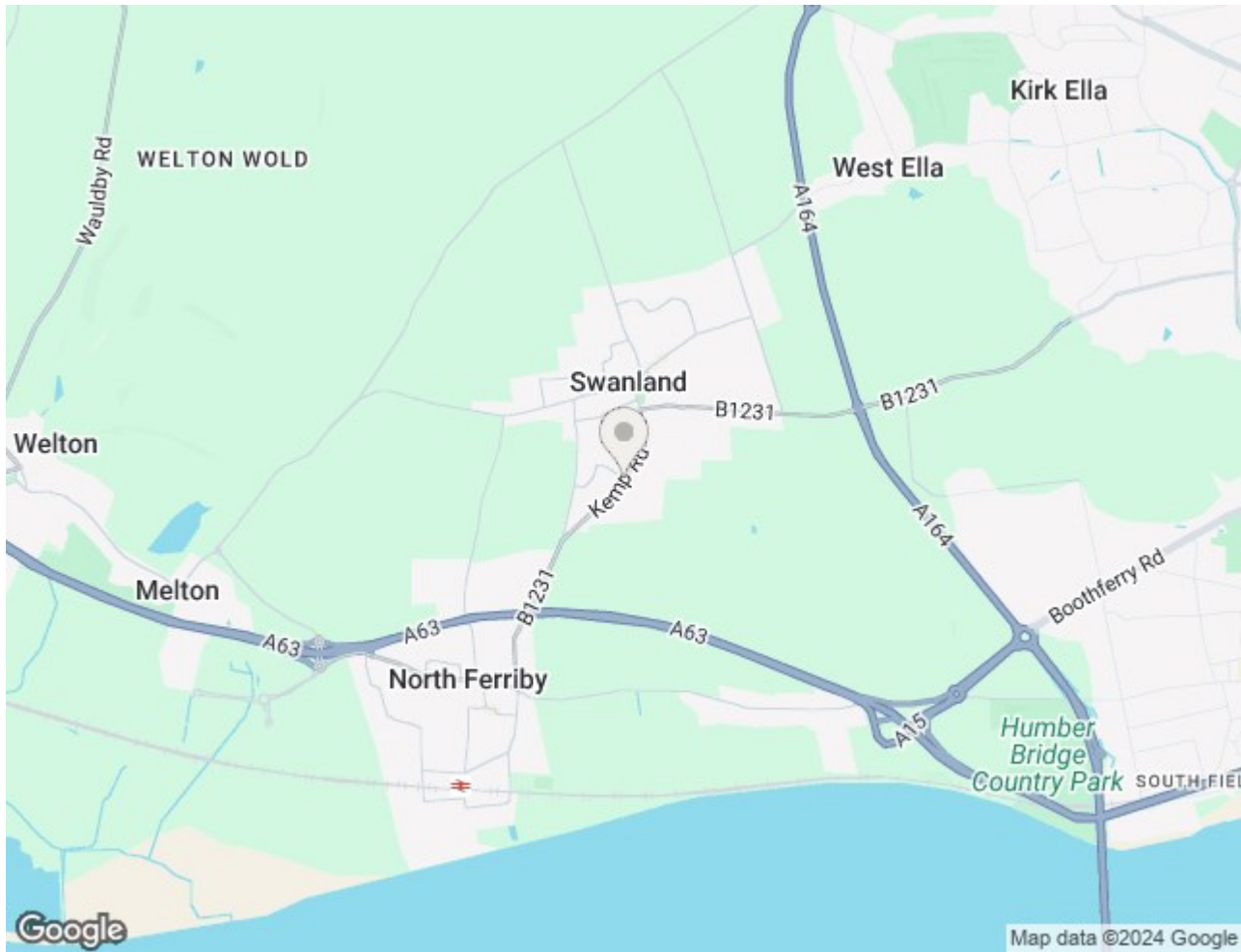
## VALUATION SERVICE

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.

## PERSONAL INTEREST DISCLAIMER

In accordance with Section 21 of the Estate Agents Act 1979 we hereby disclose there is a personal interest in the sale of this property in that the seller of the property is related to a Director and is an employee of this company





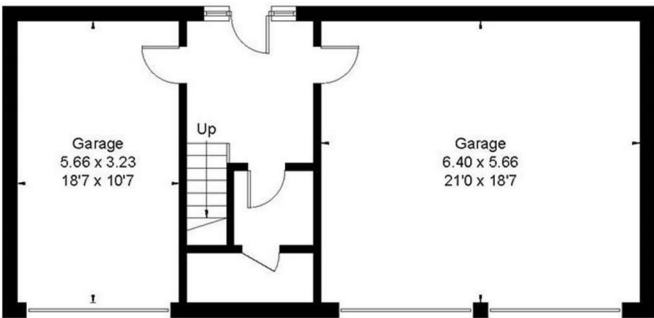
Approximate Floor Area = 288.1 sq m / 3101 sq ft



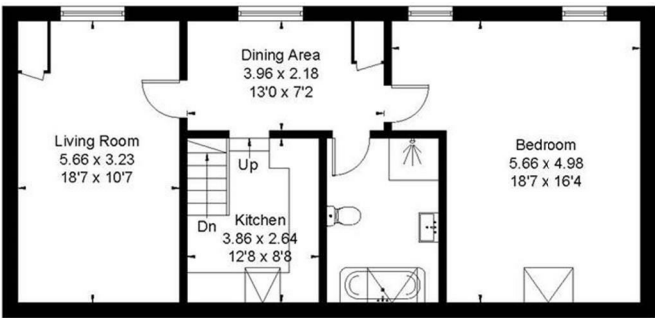
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Approximate Floor Area = 41.3 sq m / 1521 sq ft




Garage Block Ground Floor  
(Not Shown In Actual Location / Orientation)



Garage Block First Floor

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	