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Matthew  
**Limb**  
MOVING HOME



*16 Mill Lane, Elloughton, East Yorkshire, HU15 1JL*

- 📍 Stunning Period Property
- 📍 Fabulous Accommodation
- 📍 Beautifully Appointed
- 📍 Council Tax Band = G

- 📍 5 Beds/4 Baths
- 📍 Plot of Approx. 0.5 Acre
- 📍 Exclusive Location
- 📍 Freehold/EPC = C

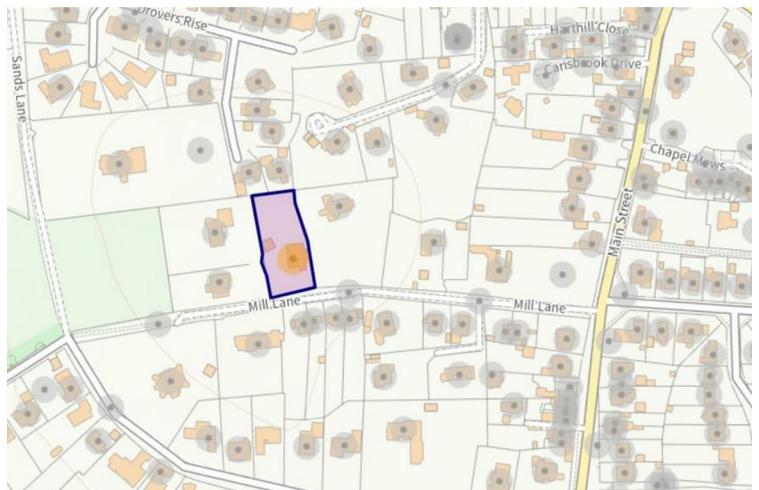
£995,000

## INTRODUCTION

This stunning period home stands in lovely grounds of around half an acre and enjoys a delightful setting along the private 'no through road' of Mill Lane, close to Brough Golf Course. The property has been significantly extended and refurbished over the years to create a fabulous family home full of character complimented by the luxuries of modern living and real quality. Beautifully appointed, the ground floor accommodation combines both separate and open plan spaces to provide much versatility and currently comprises an attractive entrance hall, cloaks/shower room, beautiful living room, large sitting room and an impressive dining room plus a snug, breakfast room and a striking kitchen with handmade units, granite surfaces and an AGA. At first floor are 5 bedrooms, 2 en-suites and a superb separate bathroom. Outside a gated entrance gives access to the gravelled driveway and forecourt which provides multiple parking. The detached double garage has an automated up and over entry door and a separate staircase leads up to a room above the garage, ideal as a gym or "work from home" space. The grounds are a particular feature including large sunny terraces, lawns and established borders. Mill Lane is a particularly attractive setting being a leafy and established private road, home to many properties of distinction within Elloughton's historic conservation area at the foot of the Yorkshire Wolds. The location of the property is ideal from many perspectives particularly for the commuter as it has great road and rail links, with immediate access to the A63/M62 motorway network and a mainline railway station situated in the neighbouring village of Brough.

## LOCATION

The property is situated towards the end of the beautiful leafy private lane of Mill Lane which runs from Main Street towards Brough Golf Course. The property therefore enjoys a private position within the Elloughton's historic conservation area, one of the most highly regarded locations in the region. Elloughton is situated approximately 10 miles to the west of Hull on the edge of Yorkshire Wolds with its centre clustered around the historic village church. There is a well reputed primary school and the property lies within the catchment area for South Hunsley school in the nearby village of Melton. The combined area of Elloughton-cum-Brough provides an excellent range of local shops including a variety of supermarkets, general amenities. Recreational facilities include Loinions rugby club and sports centre, Blackburn leisure club, Welton Waters activity centre, Brough golf course and a easy access to the Wolds Way, ideal for the walker and cyclist. The area is also well served by first class road and rail connections with quick access available to the A63 leading into Hull City centre to the east and the national motorway network to the west. The village Brough has a mainline railway station providing regular intercity services including to London's Kings Cross, approximately 2 and a half hours travelling distance away.



## ACCOMMODATION

Double opening entrance doors to:

### ENTRANCE HALLWAY

17'3" x 7'0" approx (5.26m x 2.13m approx)

A beautiful entrance hall with stairs leading to the first floor off, cupboard beneath. There is an attractive strip wood floor.



### DOWNSTAIRS W.C./SHOWER ROOM

With suite comprising low level W.C., wash hand basin and large shower enclosure.

### LIVING ROOM

19'10" x 13'9" approx (6.05m x 4.19m approx)

Extending to 20'8". A delightful space in the centre of the house which provides a cosy area to relax in. There is a log burner situated to one corner and attractive wood flooring. This room is open plan in style to the living room and also connects to the dining room and kitchen.





### SITTING ROOM

36'7" x 13'0" approx (11.15m x 3.96m approx)

A stunning space which runs across the back of the house and has windows and double doors to the terrace and garden. There is an attractive wood floor and bespoke fitted cupboards to one corner.



## DINING ROOM

20'3" x 14'2" approx (6.17m x 4.32m approx)

A beautiful room with a tiled floor, moulded coving and recessed downlighters. The chimney breast houses a feature fire surround with marble hearth and back plate housing an open fire. To the side of the chimney breast is a bespoke fitted range of cupboards/drinks cabinet complete with fridge, sink and mixer tap. Bay window looks out to the south elevation.



## SNUG

12'1" x 11'4" approx (3.68m x 3.45m approx)

Plus bay window to front elevation. A cosy room having a range of fitted cupboards and bookshelves to one wall, moulded coving to ceiling, attractive strip wood floor, patio doors opening to the south facing terrace and a bay window to the west.



## BREAKFAST ROOM

12'0" x 8'10" approx (3.66m x 2.69m approx)

Featuring an impressive stone fire surround housing a wood burning stove, limestone tiled flooring, window to the south elevation, open plan in style to the kitchen.



## KITCHEN

20'2" x 12'1" approx (6.15m x 3.68m approx)

Having an extensive range of quality handmade classic style units complimented by Chamfered marble worksurfaces and upstands. There is a feature island with a solid oak top. A particular feature is the electric dual controllable AGA and there is an extractor above, plus a conventional oven, dishwasher, fridge, Shaws Original dual sink with mixer tap. Limestone tiled flooring, door out to the south facing terrace and windows to south and west elevations.





### UTILITY ROOM

9'9" x 6'5" approx (2.97m x 1.96m approx)

With cupboards to one wall, fitted units, sink, plumbing for automatic washing machine, integrated dishwasher and space for further appliances. External access to rear.

### FIRST FLOOR

## LANDING

An attractive landing with window to the west elevation.



## BEDROOM 1

14'0" x 20'6" approx (4.27m x 6.25m approx)

Plus bay window to the west elevation, further window overlooking the main garden area. There is a built in double wardrobe in addition to a "walk in" wardrobe.



### EN-SUITE SHOWER ROOM

A stunning en-suite comprising a low level W.C., wash hand basin with cabinet, "walk in" shower with rainhead and handheld shower system, marble tiling to walls and floor.



### BEDROOM 2

20'3" x 12'1" approx (6.17m x 3.68m approx)

Another stunning room which has double door and a wrought iron Juliet style balcony to the south elevation.



### EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin, shower cubicle, tiled surround and floor, heated towel rail.



### BEDROOM 3

12'0" x 13'0" approx (3.66m x 3.96m approx)  
Plus bay window to west elevation, further window to south. Fitted wardrobe.



### BEDROOM 4

13'8" x 10'7" approx (4.17m x 3.23m approx)  
Window overlooking the garden area.



### BEDROOM 5

12'1" x 9'0" approx (3.68m x 2.74m approx)  
Window to south elevation.



## BATHROOM

9'5" x 9'8" approx (2.87m x 2.95m approx)

A stunning bathroom comprising a freestanding imperial bath, low level W.C., Neptune cabinet with wash hand basin and marble top, "walk in" shower area with a rainhead and handheld shower system, marbled tiled floor, heated towel rail.



## GARAGING

There is a detached double garage which has an electric remotely controlled up and over entrance door. Above the garage and accessed via a separate rear staircase lies the loft room which measures approximately 21'0" x 13'0" complete with power, light and an aircon unit.



## OUTSIDE





*PATIO*



*REAR VIEW*



*FRONT GARDEN*



*DRIVEWAY*



## 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

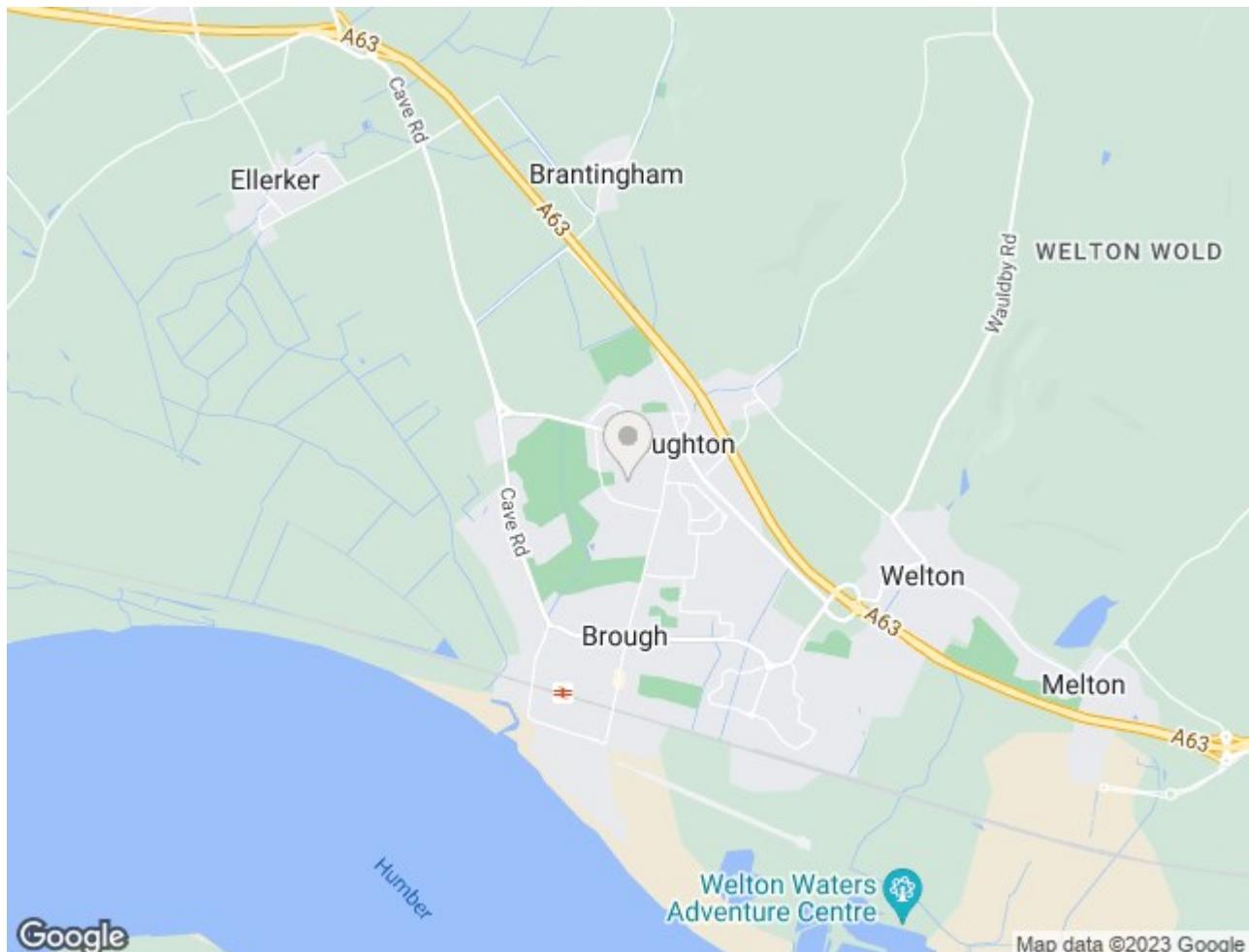
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.





Total area: approx. 310.6 sq. metres (3343.2 sq. feet)

