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Limb
MOVING HOME



2 East Hall Mews, South Cave, East Yorkshire, HU15 2FQ

- 📍 Stunning Barn Conversion
- 📍 Ideal Family Home
- 📍 Four Beds/Two Baths
- 📍 Council Tax Band = C
- 📍 Fabulous Kitchen
- 📍 Single Garage
- 📍 Gated Courtyard Setting
- 📍 Freehold / EPC = C

£460,000

INTRODUCTION

Experience an exceptional living opportunity with this four-bedroom barn conversion, located in a private, gated courtyard. The property has been beautifully updated with modern fittings, offering a truly unique family home. The layout is practical and spacious, with each room providing excellent proportions. The ground floor features a fantastic living room centred around a log-burning stove, a versatile garden conservatory, and a stunning kitchen with a central island, making it the perfect space for cooking and gathering. There is also a convenient downstairs W.C.

Upstairs, the home continues to impress with four bedrooms. The main bedroom is complete with fitted furniture and an en-suite shower room. The entire home benefits from central heating and double glazing, ensuring it is both warm and efficient. The exterior includes a single garage with a parking space and a low-maintenance rear garden with a lawn and patio, offering a private outdoor area with minimal upkeep. This is an ideal property for anyone seeking a distinctive home with a superb blend of character and modern convenience.

LOCATION

East Hall Mews is an exclusive gated courtyard setting which serves only five dwellings and is accessed from West End, virtually opposite its junction with Northfield Close. South Cave lies approximately 12 miles to the west of Hull and the historic market town of Beverley is approximately 9 miles away. The village is ideally placed for travelling to Hull, Beverley, York, Leeds and the West Riding with immediate access being available to the A63/M62 motorway network. There is a mainline railway station situated approximately 5 minutes driving time away in the nearby village of Brough. South Cave has a variety of amenities including convenience stores, bakers, butchers, a number of public houses and restaurants together with a golf course and country club. The village also has a junior school and lies within the South Hunsley Secondary School catchment area.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

An attractive, stable-style residential entrance door opens to:

ENTRANCE HALL

With stairs to first floor, W.C. access and three storage cupboards.



DINING KITCHEN

Featuring an excellent range of contemporary white-matte fronted base and wall mounted units with oak worksurfaces throughout, the kitchen space briefly comprises a Belfast sink beneath two windows to the front, integrated double combi-oven, integrated fridge-freezer, two integrated dishwashers and pantry cupboard to the corner. An island lies at the centre hosting a five-ring gas hob with extractor chimney above, breakfast bar area and dining table with the option to extend by use of a hinge. A cupboard lies to the corner with plumbing for a washing machine.



GARDEN CONSERVATORY

Of uPVC glazed construction with brick wall to one side, glass roof and French doors leading out onto the garden.

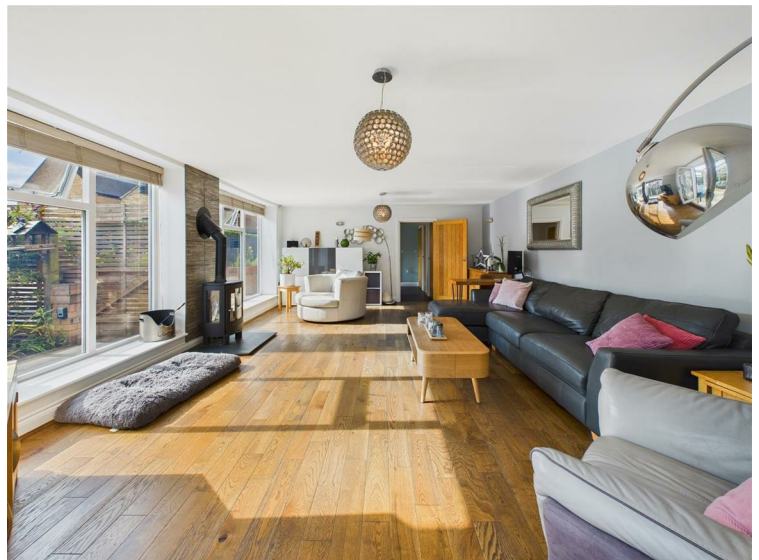


ALTERNATIVE VIEW



LIVING ROOM

A stunning, spacious area with two picture windows to the front, attractive wood-effect floor and a log burner to the centre with a slate hearth and tiled surround.



W.C.

With low-level W.C. and wash-hand basin atop wood-effect fitted vanity unit.



FIRST FLOOR

LANDING

With multiple areas of fitted cupboard space.

BEDROOM 1

Well-sized room benefitting from a dressing area, fitted wardrobes and drawers and windows to three elevations. En-suite access to the corner.



EN-SUITE SHOWER ROOM

With suite comprising low-level W.C., wash-hand basin atop fitted vanity unit, shower enclosure to corner, heated towel rail and tiled surround and flooring.



BEDROOM 2

With fitted wardrobes and drawers, windows to the front and rear elevations and Velux window to the front.



BEDROOM 3

Both window and Velux window to the front elevation.



BEDROOM 4

Window and Velux window to the front elevation.



BATHROOM

Contemporary suite comprising bath, low-flush W.C., wash-hand basin atop fitted vanity unit, panel bath beneath Velux window to the front elevation and shower enclosure to the corner. The room also benefits from a heated towel rail and tiled surround and flooring.



OUTSIDE

French doors from the conservatory open onto the paved patio, with a small lawned area extending from this. To the front of the property, a pair of automatic gates open onto the communal courtyard upon entrance with the area serving five dwellings. A path to the immediate front of the property leads to the patio, with the property also enjoying a single garage.



REAR VIEW



TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

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

AGENTS NOTE

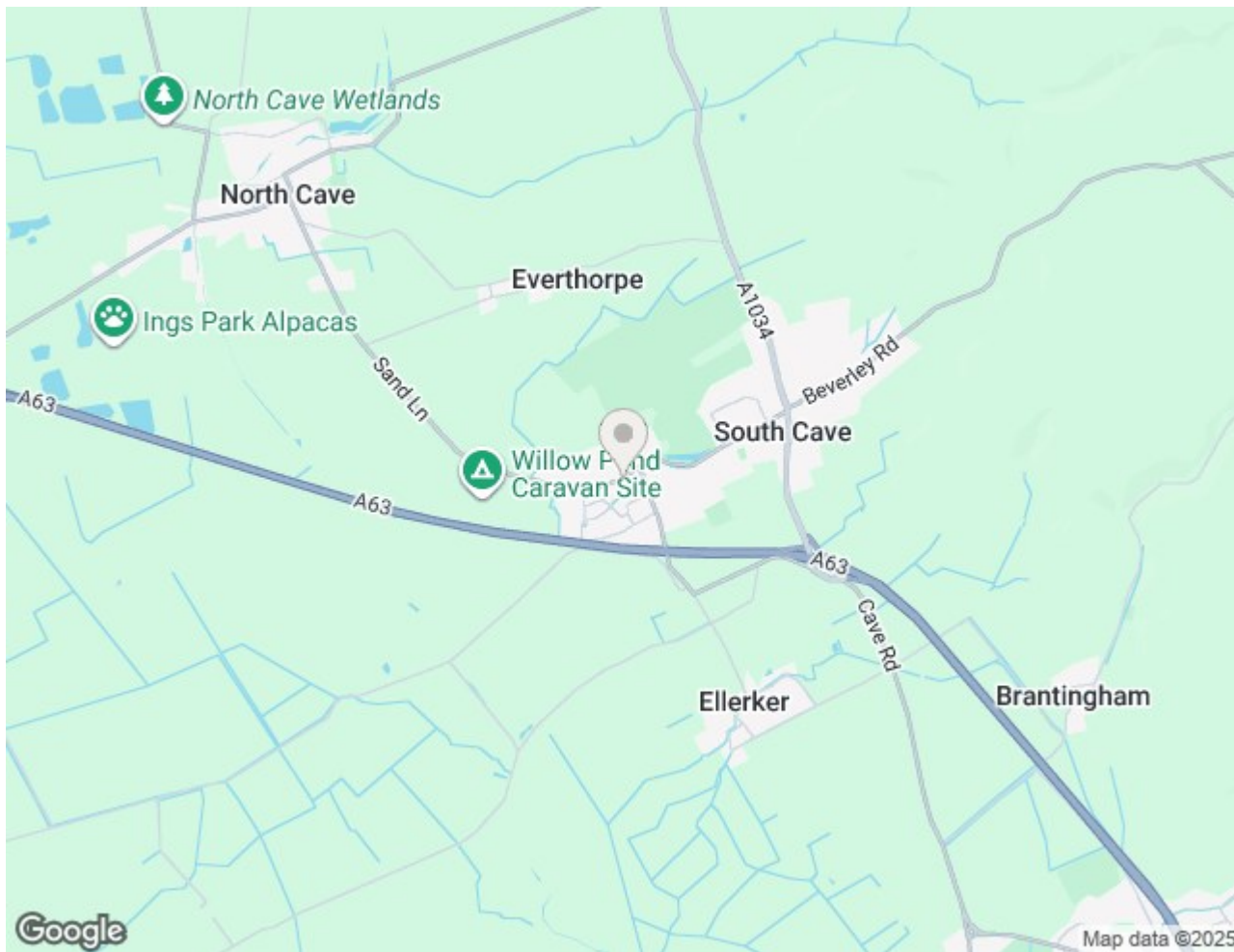
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





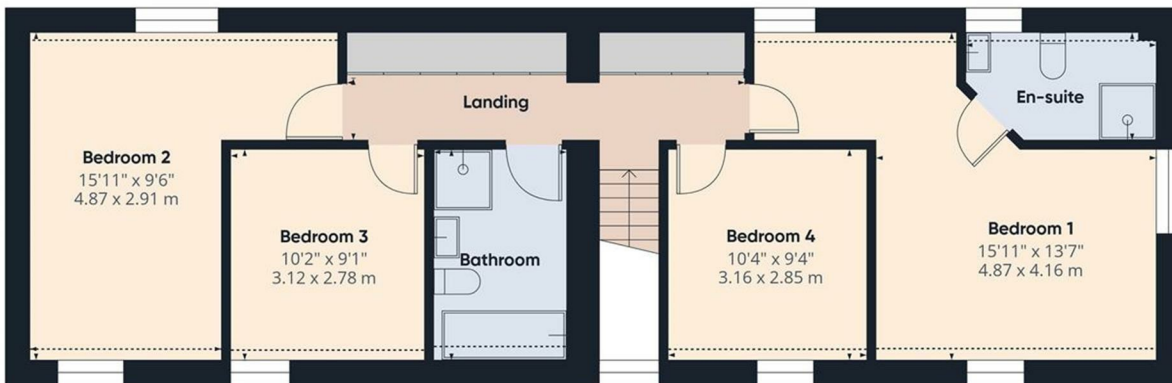
Floor 0

Approximate total area⁽¹⁾
946 ft²
87.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾

772 ft²
71.6 m²

Reduced headroom

38 ft²
3.6 m²

(1) Excluding balconies and terraces


Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	