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Matthew
Limb
MOVING HOME



The Old Butcher's Shop Main Road, Gilberdyke, East Yorkshire, HU15 2UU

- 📍 Five Bed Det House
- 📍 Agricultural Smallholding
- 📍 Extensive Outbuildings
- 📍 Must be Viewed!
- 📍 Barn, Paddock & Garden
- 📍 Versatile Family Accom.
- 📍 Approx One Acre
- 📍 EPC = D

Offers Considered £359,000

INTRODUCTION

'The Old Butcher's Shop' is a truly individual character property which is an absolute must to view. Situated in this pleasant semi-rural village location between Newport and Gilberdyke, the property occupies land extending to approximately one acre. Also providing a range of outbuildings, Dutch barn, brick stores and a grassed paddock, this agricultural smallholding would suit a variety of uses. Modernised and improved by the current owners in recent years, the extensive family accommodation briefly comprises a welcoming entrance hallway, spacious lounge with inglenook-style brick fireplace, a separate snug, a stylish breakfast kitchen with dining area, a useful study area, rear lobby, shower room and utility room. At first floor level, there are four double bedrooms, an additional single bedroom and a useful box room plus a family bathroom with shower facility. The accommodation has gas-fired central heating and uPVC double glazing.

Outside the property fronts Main Road with pedestrian access to one side and gated vehicular access to the other. Directly adjoining the rear of the property is an enclosed courtyard area providing off-street parking and with a range of brick built sheds/stores. There is an enclosed lawned garden area which enjoys views of nearby St Stephens church. Beyond this lies a further range of outbuildings and a Dutch barn with grassed paddock which extends to over two thirds of an acre.

LOCATION

The small village of Scalby lies between the villages of Newport and Gilberdyke. The property is adjacent to the grounds of St Stephens church, directly opposite Mill Lane. The village of Newport lies on the B1230 and is some 17 miles to the west of Hull. With convenient access to the M62 junction 38 at North Cave, the property is ideally placed for travelling to the regional business centres of Hull, Leeds and York. It is also proving to be attractive for access to the growing economies of Howden and Goole. The neighbouring villages of Newport and Gilberdyke offer a good range of local shops, recreational facilities, amenities and schooling. There is a railway station in Gilberdyke which lies a short distance away.



ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

11'1" x 11'9" approx (3.38m x 3.58m approx)

With feature ornamental fireplace and laminate flooring.



LOUNGE

22'6" x 12'1" approx (6.86m x 3.68m approx)

With inglenook-style fireplace with exposed brickwork and multifuel stove, TV point, coving and two windows to the front elevation.



SNUG

13'4" x 11'10" approx (4.06m x 3.61m approx)

With brick fireplace with timber mantle, TV point, wall light points and window to the front elevation.



REAR LOBBY

13'5" x 8'0" approx (4.09m x 2.44m approx)

With tiling to the floor, stairs to first floor off and external access door to rear courtyard.



STUDY AREA

11'2" x 8'0" approx (3.40m x 2.44m approx)
With tiling to floor and window to rear elevation.



KITCHEN

29'6" x 10'0" approx (8.99m x 3.05m approx)
Having a range of stylish fitted base and wall units with granite worksurfaces and I-return breakfast bar, tiled splashbacks, Belfast sink with mixer tap, integrated dishwasher, space for range cooker and fridge freezer, tiling to the floor and window to front elevation.



ALTERNATIVE VIEW



BREAKFAST AREA

With feature radiators, tiling to the floor, window to side elevation and double doors to the rear courtyard.



SHOWER ROOM

With suite comprising a corner shower enclosure, wash hand basin, low flush W.C., tiling to the floor and walls, inset spot lights and window to rear elevation.



UTILITY AREA

With plumbing for automatic washing machine, space for tumble dryer, tiling to floor and window to rear elevation.

UTILITY ROOM

11'2" x 7'11" approx (3.40m x 2.41m approx)

With base and wall units, sink and drainer, space for appliances, window and external access door to the rear. Stairs to the first floor.

FIRST FLOOR

SPACIOUS LANDING AREA



BEDROOM 1

13'1" x 12'1" approx (3.99m x 3.68m approx)
With a range of fitted wardrobes, drawers and dressing table,
window to front elevation.



BEDROOM 2

12'2" x 11'3" approx (3.71m x 3.43m approx)
With feature ornate fireplace and window to front elevation.



BEDROOM 3

12'2" x 11'1" approx (3.71m x 3.38m approx)
With window to front elevation.



BEDROOM 4

12'5" x 11'6" approx (3.78m x 3.51m approx)
With window to front elevation.



BEDROOM 5

10'6"(max)x8'0" approx (3.20m(max)x2.44m approx)
Currently used as a gym. Wood panelling and window to rear elevation.



BOX ROOM

11'2" x 5'2" approx (3.40m x 1.57m approx)

Ideal as a study/playroom with window to rear elevation.

FAMILY BATHROOM

8'8" x 7'11" approx (2.64m x 2.41m approx)

With suite comprising bath with shower over, pedestal wash hand basin, low flush W.C., tiling to walls with wood panelling to one wall.



OUTSIDE

REAR VIEW OF THE PROPERTY



REAR COURTYARD

Directly adjoining the rear of the property is an enclosed courtyard area providing off-street parking for several vehicles, if required. A farm-style swing gate provides vehicular access leading from a lane to the eastern side of the property. There are a range of brick built stores/sheds.



GARDEN

There is an enclosed lawned garden area enjoying views of nearby St Stephens church.



DUTCH BARN WITH OUTBUILDINGS

There is a range of outbuildings with adjoining Dutch barn and greenhouse.



PADDOCK

There is a grassed paddock area extending to just over two thirds of an acre.



ALTERNATIVE 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 E . 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.

STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band

£0 - £125,000 0%

£125,001 - £250,000 2%

£250,001 - £925,000 5%

£925,001 - £1,500,000 10%

£1,500,001 and over 12%

Should you have any queries please contact our office for clarification.

VIEWING APPOINTMENT

TIMEDAY/DATE

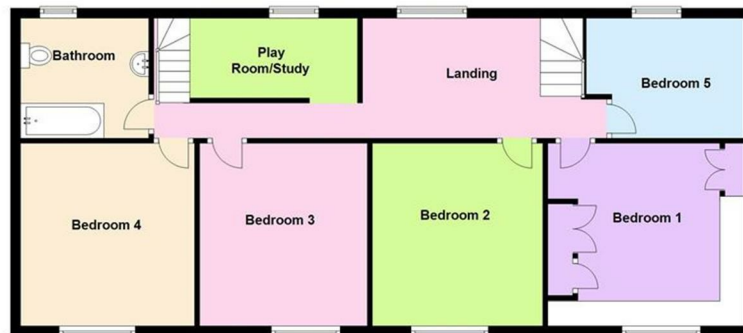
SELLERS NAME(S)



Ground Floor
Approx. 1267.9 sq. feet



First Floor
Approx. 972.4 sq. feet



Total area: approx. 2240.3 sq. feet

