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Limb
MOVING HOME









Mere House, 3 Main Street, Swanland, East Yorkshire, HU14 3QP

- Iconic Village Setting
- Barn with Conversion Potential
- Grade II Listed Residence
- Council Tax Band = F
- Beautiful Period Features
- 4 Double Bedrooms
- Gardens & Private Parking
- Freehold / EPC =

Guide Price £700,000

INTRODUCTION

Guide Price £700,000 to £720,000

A rather special home in one of Swanland's most iconic settings. Occupying an elevated position overlooking the village pond, Mere House is a distinguished Grade II listed Victorian residence of immense character and individuality. Behind its attractive façade lies an extensive range of accommodation rich in period features, including high ceilings, ornate cornicing, beautiful fireplaces with open fires and original York flagstone flooring. Complemented by established gardens and a substantial barn offering exciting potential for conversion, subject to the necessary planning and listed building consents, this is a property which really must be viewed to be fully appreciated.

The current owners have undertaken a number of improvements, including redecoration, the installation of a stylish new bathroom, replacement of the roof to the rear and the lining of chimneys, allowing the open fires to be enjoyed once again.

A spacious entrance hallway with its original York flagstone floor and turning staircase sets the tone for the accommodation beyond. Two generously proportioned reception rooms feature beautiful fireplaces and bay windows overlooking the village pond. To the rear is a dining kitchen together with a particularly individual snug/library incorporating a mezzanine level. Further accommodation includes a ground floor W.C./utility area and a good sized vaulted cellar.

The turning staircase leads to a split level landing with access to a stylish bathroom featuring a deep freestanding bath, walk-in shower and traditional high level flush W.C. There is also a separate W.C. Four bedrooms are accessed from the spacious first floor landing, the main bedroom being particularly striking with its beautiful fireplace, freestanding copper bath and views across the village pond. Another of the bedrooms is arranged as two distinct sleeping areas, adding further versatility to the accommodation.

Set back from the road behind a low brick boundary wall, a central gate opens to the lawned front garden with mature shrub borders. To the rear is a further lawned garden with double gates to the side providing access for private parking. A substantial barn incorporates a workshop, garage and store, with access to additional storage space within the roof. This building offers considerable potential for a variety of alternative uses, subject to the necessary consents.

With its distinctive architecture, beautiful period features, generous proportions and enviable position overlooking the village pond, Mere House represents a rare opportunity to acquire one of Swanland's most individual homes.

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LOCATION



Mere House occupies a particularly prominent position in the very heart of Swanland, overlooking the picturesque village pond. Many of the village amenities are within a short stroll of the property, making this an especially convenient setting from which to enjoy village life. Swanland is widely regarded as one of the most prestigious and picturesque villages in the East Riding of Yorkshire. Situated on the edge of the Yorkshire Wolds, it offers a refined residential atmosphere around a quintessentially English village pond. Alongside the nearby villages of North Ferriby and Kirk Ella, Swanland remains one of the most desirable addresses for discerning homeowners in the region.

The village maintains a charming feel while providing easy access to high-end local services. Residents benefit from a range of amenities, including a traditional village pub serving food, a chemist, and convenience store with a post office. For more extensive retail needs, the nearby Anlaby Retail Park and Willerby shopping park are just a short drive away. The community-centric village hosts numerous events, contributing to the vibrant social fabric that defines local life. There is also a tennis and bowls club plus a recreational park with children's play area.

A significant advantage for families is the proximity to top-tier education. The village is home to the outstanding Swanland Primary School, consistently recognized for its academic excellence. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College. Prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach.

Swanland provides superb regional connectivity for those who value a tranquil setting with quick access to the A63, which connects directly to the M62 motorway network and Hull city centre. For rail travel, the nearby stations at North Ferriby and Brough provides services to Hull, Leeds, and beyond, ensuring excellent links for commuters.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 7 miles
- Beverley (Historic Market Town): Approx. 10 miles
- York: Approx. 34 miles
- Leeds: Approx. 54 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

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

Residential entrance door to:



ENTRANCE HALLWAY

Featuring original York flagstone flooring and a turning staircase leading up to the first floor.



LIVING ROOM

A particularly impressive reception room with high ceiling, ornate cornicing and a beautiful original fireplace with cast insert and open fire. A bay window with single glazed sash window and shutters overlooks the village pond to the front.



DINING ROOM

Another generously proportioned reception room featuring ornate cornicing, exposed floorboards and an attractive fireplace with cast insert, open fire and tiled hearth. A single glazed sash window with shutters overlooks the village pond.



DINING KITCHEN

A spacious dining kitchen fitted with a range of base and wall units with marble topped worktops, a large butler sink with feature tap, double oven, six ring gas hob and integrated dishwasher. There is space for a fridge/freezer. Attractive flooring extends throughout the room and there is a double glazed window to the rear elevation.





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KITCHEN AREA





DINING AREA

With double glazed French doors leading out to the rear garden. There is an exposed brick chimney breast with gas connection, and an opening leads through to the snug/library.

SNUG/LIBRARY

A particularly characterful room with an extensive range of fitted bookshelves and a mezzanine level accessed via a ladder. Two single glazed sash windows overlook the rear garden.



INNER HALLWAY

With steps leading down to the cellar and external access door to the rear.

UTILITY/W.C.

With low flush W.C. and wash hand basin. Plumbing for a washing machine and space for dryer above.

FIRST FLOOR

SPLIT LEVEL LANDING

Giving access to the bathroom and separate W.C.

W.C.

With low flush W.C. and wash hand basin. Feature flooring and double glazed sash window to the rear elevation.



BATHROOM

With stylish suite comprising a deep bath with freestanding tap and shower attachment, walk in shower, feature vanity with inset sink and a high flush W.C. Feature flooring and single glazed window to the front.





BEDROOM 1

A beautiful room overlooking the village pond. There is a lovely fireplace with cast insert and open fire. A particular feature is the freestanding copper bath to one corner. A single glazed sash window with secondary glazing overlooks the front.





VIEW FROM BEDROOM 1



BEDROOM 2

With single glazed sash window with secondary glazing to the front elevation.



BEDROOM 3

An unusually spacious bedroom arranged as two distinct areas, each capable of accommodating a double bed. Features include a decorative fireplace, fitted units to the alcoves and a double glazed sash window to the rear elevation.



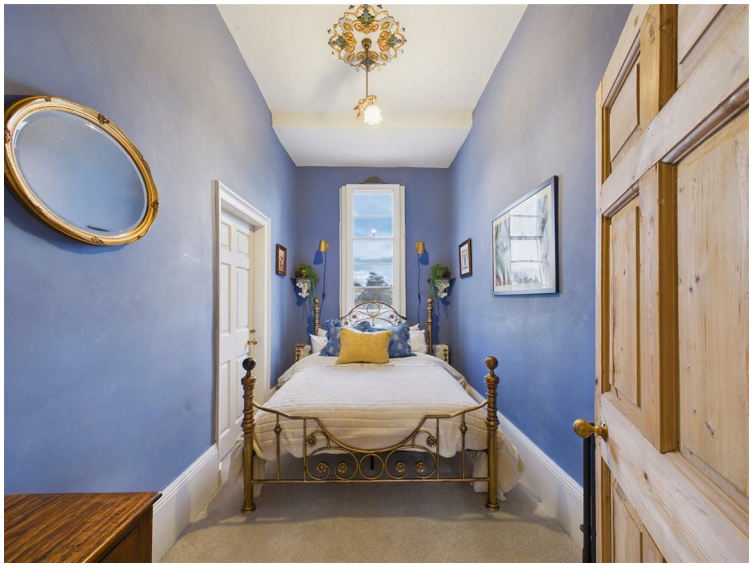


ADDITIONAL BEDROOM AREA



BEDROOM 4

Having an interconnecting door to bedroom 2. There is a single glazed sash window with secondary glazing to the front elevation.



OUTSIDE

Set back from the road behind a low brick boundary wall, a central gate opens to the lawned front garden with mature shrub borders. To the rear is a further lawned garden with double gates to the side providing access for private parking. A substantial barn incorporates a workshop, garage and store, with access to additional storage space within the roof. This building offers considerable potential for a variety of alternative uses, subject to the necessary consents.





REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has a combination of single and double glazed windows.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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, such as floor coverings, curtains and light fittings. 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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

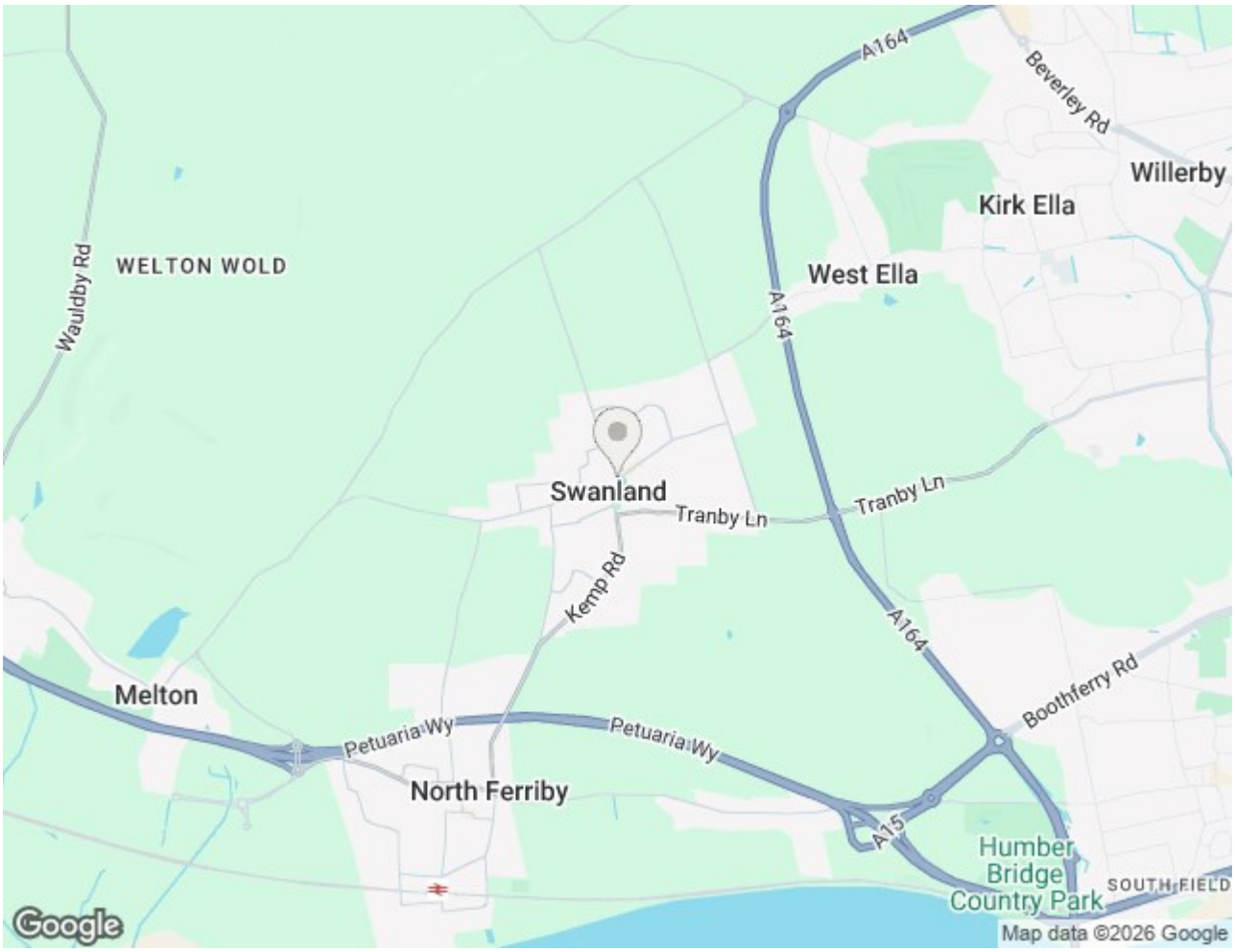
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

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.


A164
Beverley Rd
Willerby
Kirk Ella
WELTON WOLD
Wauldby Rd
West Ella
A164
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
A164
Melton
Petuaria Wy
Petuaria Wy
Boothferry Rd
North Ferriby
A15
Humber Bridge Country Park
SOUTHFIELD
Google
Map data ©2026 Google



Approximate total area(1)
905 ft²
84 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.

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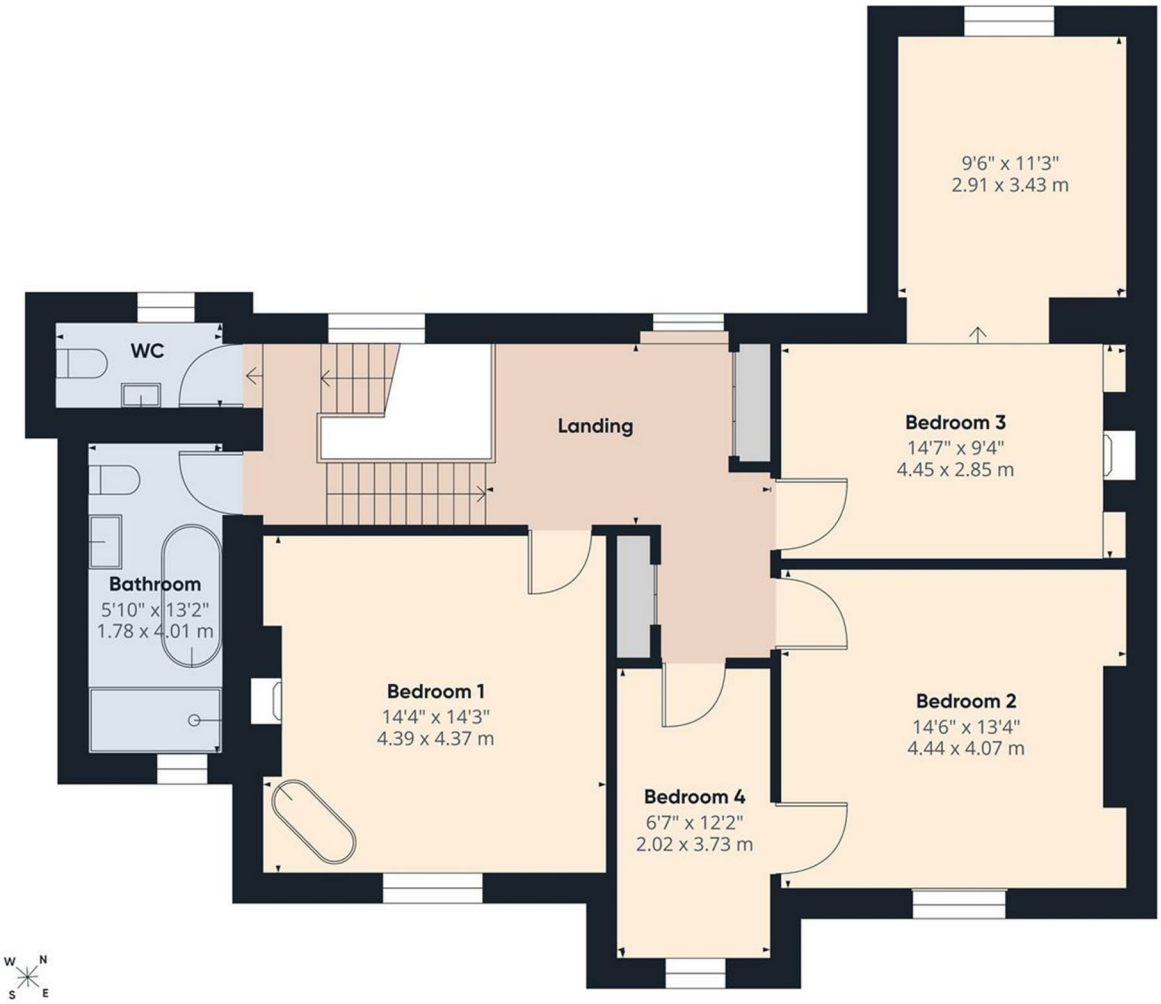

Floor 1 Building 1

Approximate total area(1)
803 ft²
74.6 m²

(1) Excluding balconies and terraces

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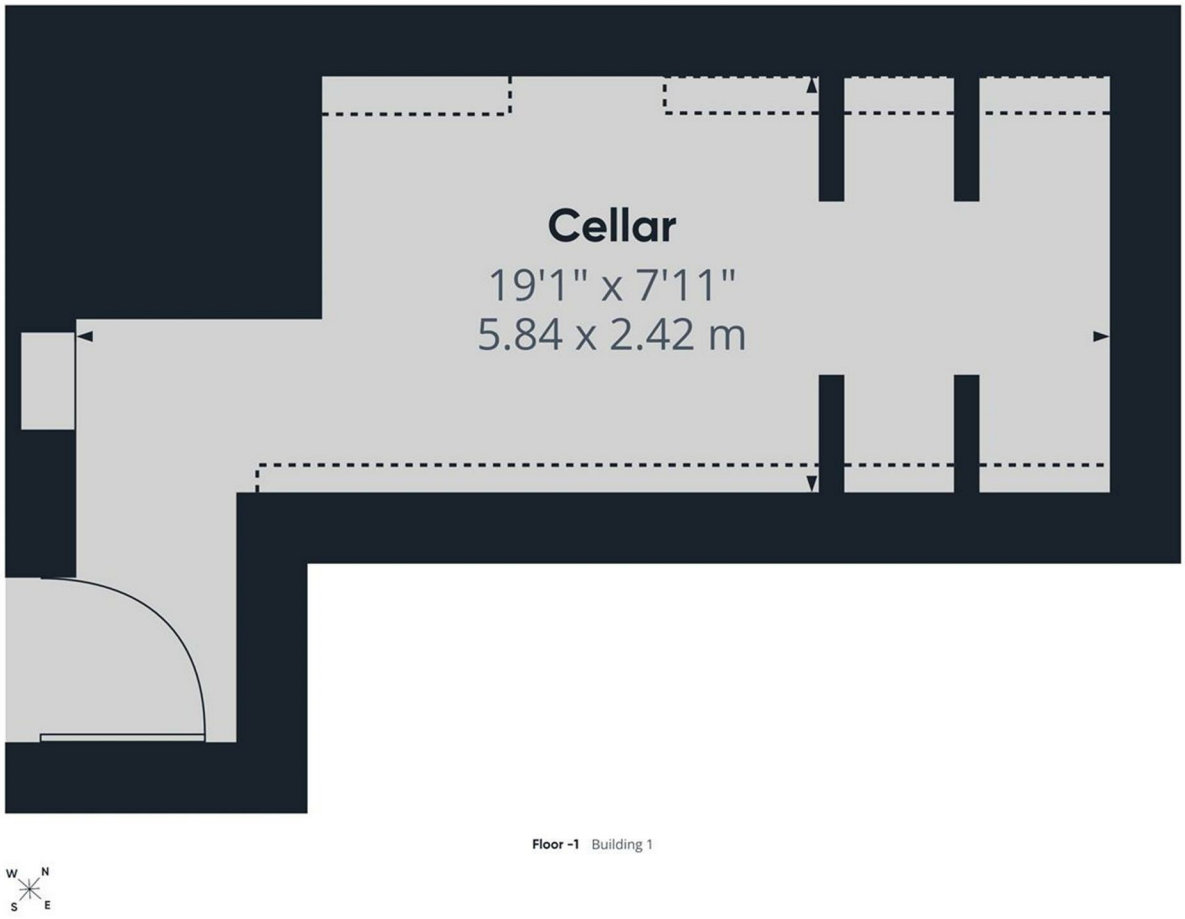

Approximate total area(1)
144 ft²
13.4 m²

Reduced headroom
18 ft²
1.7 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.

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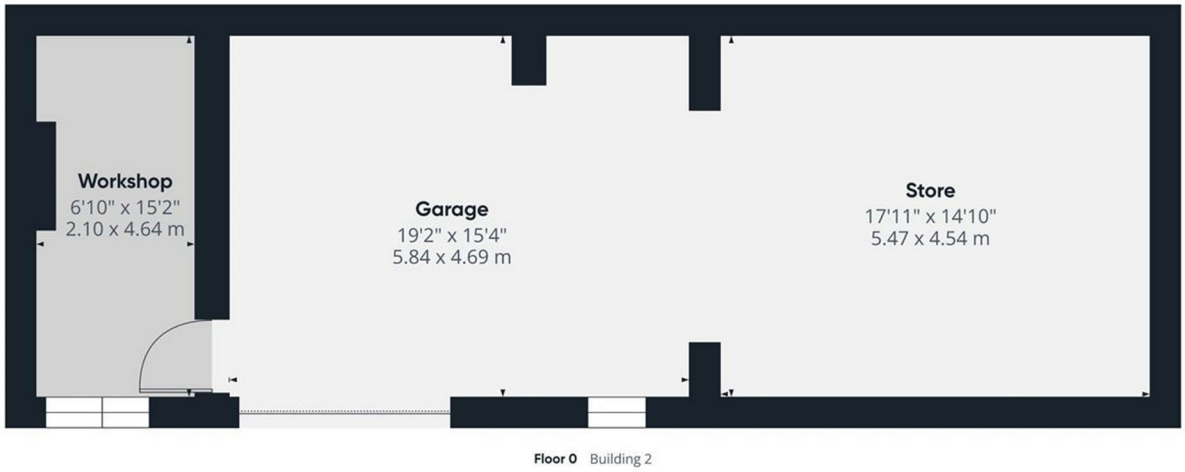

Floor 0 Building 2

Approximate total area(1)
655 ft²
60.9 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.

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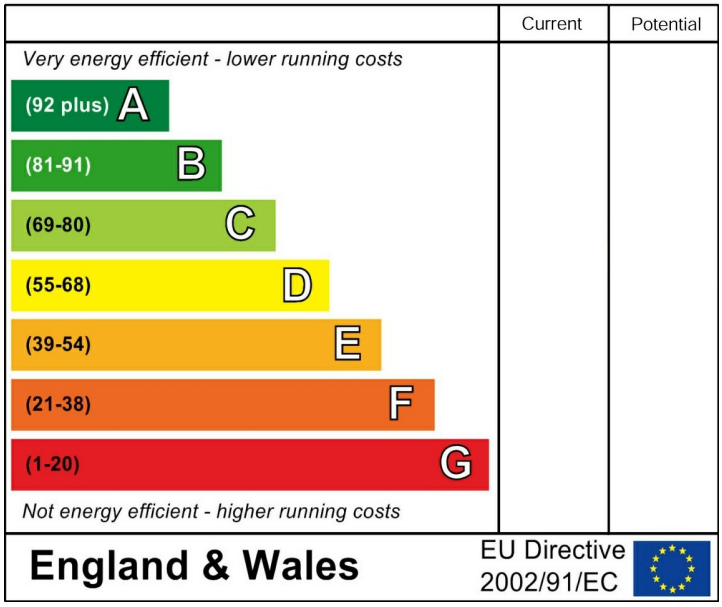
Energy Efficiency Rating



Environmental Impact (CO_2) Rating

