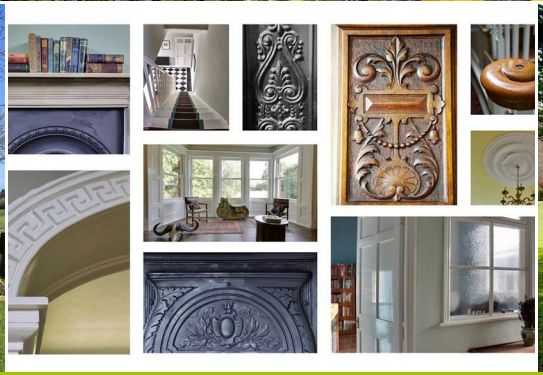
Welton Road, Brough, East Yorkshire, HU15 1AF
01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME









Hook House Church Lane, Hook, East Yorkshire, DN14 5PN

- Georgian Residence
- Grade II Listed
- Many Period Features
- Council Tax Band = G
- 6 Bedrooms
- Cellars And Attic
- Superb Outbuildings
- Freehold/EPC = E

£885,000

INTRODUCTION

Hook House is a fine example of a significant Grade II listed Georgian residence, being one of the most prominent and important houses in the area. The property exhibits a wealth of period features and has been sympathetically refurbished at considerable expense by the current owners to create a home of great appeal and elegance. Indeed this beautiful home has become a real "labour of love" for the owners who will be loath to leave, albeit due to family circumstances. The property stands in grounds of around 0.6 of an acre on the fringe of this delightful riverside village, overlooking countryside to the front, with views towards Howden Minster. The formal garden is secure being ideal for children and pets. The stunning accommodation extends to over 5,500 sq. feet plus extensive cellars and substantial attic space which also has further potential, perhaps as a cinema room. There is also an attractive substantial brick and pitched tiled roof. The outbuilding, formally stables, complete with an array of features, which currently comprises a large garage, store and workshop extending to approximately 1,700sq. feet. The building affords great potential for conversion into a variety of uses such as annex accommodation, leisure or "work from home" space, subject to appropriate permissions being obtained. As depicted on the attached floorplan, the formal accommodation includes an impressive central entrance, 3 grand reception rooms, study, kitchen, family room and utility. There are 6 bedrooms, dressing room, 2 bathrooms and a library to the first floor. Outside, the property has a wide frontage to Church Lane and the block set driveway provides ample parking, turning and access to the garage and former stables.





LOCATION

Hook House is situated in the popular residential riverside village of Hook being approximately 1.5 miles north east of Goole town centre. This delightful village is home to many period properties and has the benefit of a village convenience store, children's play park and access to riverside and country walks. The village also has a thriving primary school rated outstanding by Ofsted. The property lies approximately 2 miles from Junction 36 of the M62 motorway which links into the national motorway network and regional centres. The property is close to railway stations at Howden and Goole. The station at Howden offers cross country travel and direct access to London.



ENTRANCE HALL

28'0" x 7'11" approx (8.53m x 2.41m approx)
With a solid six panel entrance door with top light. Stone flag paved flooring, central archway, deep moulded coving, original staircase with polished handrail.





DRAWING ROOM

22'2" x 18'1" approx (6.76m x 5.51m approx)
Extending to 23'0" into a deep bay window overlooking the garden. An impressive 8 foot tall Victorian mantel fireplace with canopy, open grate, moulded coving and ceiling roses.



DRAWING ROOM FIREPLACE



SITTING ROOM

18'0" x 16'0" approx (5.49m x 4.88m approx)
With shuttered windows to two elevations providing countryside views. Feature fire surround with inset stove.



DINING ROOM

18'1" x 16'1" approx (5.51m x 4.90m approx)
With shuttered windows to front and side elevations. Stunning ceiling rose, deep moulded coving, beautiful carved fire surround housing a cast dog grate.



REAR HALL

Under stairs access to cellar. Passage to W.C.. Door to rear garden. Features a stained glass window.

CLOAKS/W.C.

With low level W.C. and wash hand basin. Small stained glass window.

SIDE ENTRANCE HALL

18'0" x 7'7" approx (5.49m x 2.31m approx)
Providing access to the main hall, study, kitchen and a secondary staircase up to the first floor. Geometrically tiled flooring.





STUDY

13'3" x 12'7" approx (4.04m x 3.84m approx)
With a shuttered window to the west elevation, two internal windows, tiled flooring. Originally a very large pantry, this room includes a built in floor to ceiling shelved cupboard of approximately 165 cubic feet.



KITCHEN

17'6" x 16'4" approx (5.33m x 4.98m approx)
The farmhouse style kitchen has original exposed beams, windows to two elevations and tiled flooring. There is a selection of fitted units, work surfaces, sink plus drainer unit and built in double oven, 4 ring gas hob with extractor hood above. Tiling to the floor.





FAMILY ROOM

17'9" x 14'0" approx (5.41m x 4.27m approx)
Featuring a stunning original working Georgian range and wash copper. There is an original central beam with large meat hooks attached, door to courtyard.





BOOT ROOM/LAUNDRY

A useful room with attached store housing the gas fired central heating boiler which is zoned for maximum economy.

FIRST FLOOR

LANDING

Featuring a stunning large stained glass arched window to the rear elevation.



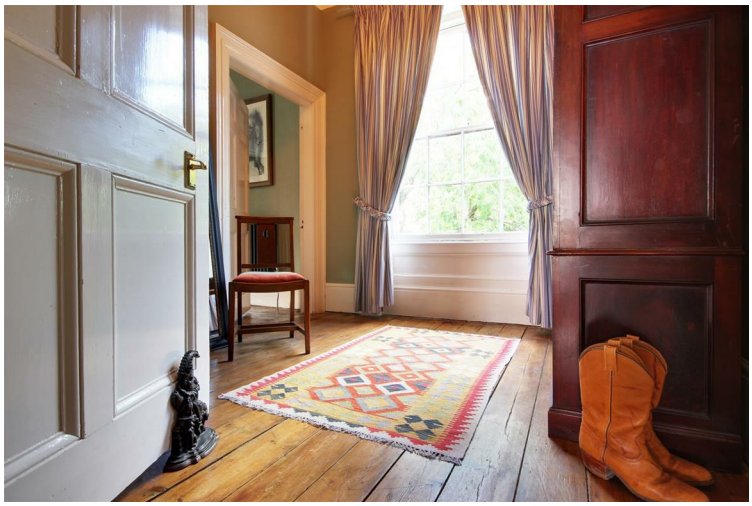
BEDROOM 1

18'0" x 16'0" approx (5.49m x 4.88m approx)
With windows to front and side elevations providing views across the countryside. Feature yorkstone fire surround with inset cast iron and tiled fireplace, door to dressing room.



DRESSING ROOM

10'6" x 8'8" approx (3.20m x 2.64m approx)
Window to front elevation overlooking countryside.



BEDROOM 2

18'2" x 16'0" approx (5.54m x 4.88m approx)
With windows to front and side elevations overlooking countryside and the garden. Yorkstone fire surround with inset cast iron and tiled fireplace.



BEDROOM 3

18'0" x 11'0" approx (5.49m x 3.35m approx)
With views across the garden.

BEDROOM 4

18'1" x 11'2" approx (5.51m x 3.40m approx)
With views across the garden. Ornate Queen Anne style wooden fire surround with cast grate.



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BATHROOM 1

18'0" x 10'5" approx (5.49m x 3.18m approx)
With 4 piece suite comprising an independent shower cubicle, feature claw footed bath, low level W.C., wash hand basin, tiled surround. A boxed staircase provides access to the attic.



BEDROOM 5

14'8" x 12'5" approx (4.47m x 3.78m approx)
With window to west elevation overlooking the courtyard, stables and onwards to the parish church and countryside. Original pine fire surround with cast grate.



BEDROOM 6

17'4" x 13'0" approx (5.28m x 3.96m approx)
With window to the west elevation overlooking the courtyard, stables and towards the parish church and countryside.



BATHROOM 2

17'9" x 10'9" approx (5.41m x 3.28m approx)
With suite comprising a claw footed bath, large shower enclosure, low level W.C., wash hand basin. There is a Portland stone fire surround with cast grate. A large corner airing cupboard houses the insulated hot water cylinder.



LIBRARY

28'2" x 14'2" approx (8.59m x 4.32m approx)
This double ended room has original Georgian period fireplaces at both ends and four windows, two being shuttered and west facing overlooking the parish church and two east facing overlooking the garden.



SECOND FLOOR

ATTIC

30'0" x 27'4" approx (9.14m x 8.33m approx)
A great space which affords potential for conversion into additional accommodation, perhaps as a cinema room. (Subject to appropriate permissions being obtained).

CELLARS









OUTSIDE

The property has a wide frontage to Church Lane and the overall plot extends to approximately 0.6 acre. A wide pillared entrance opens to a block set driveway and courtyard which provides ample parking and turning space. To the front of the property lawns extend and there are mature trees. The private walled garden is mainly lawned with well stocked flower borders. This space is secure and therefore ideal for children and pets.



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REAR VIEW OF PROPERTY



SIDE VIEW OF PROPERTY





OUTBUILDING/GARAGE

Measuring approximately 1700sq. feet.
There is a substantial brick and pitched tiled roof outbuilding, formerly used as stables and currently comprising a large garage, store and workshop. It is worth noting that this stunning building affords great potential for conversion into a variety of uses such as annex accommodation, leisure or "work from home" space subject to appropriate permissions being obtained.



SERVICES

Mains gas, water, electricity and drainage are connected to the property.

INTERNET

The house is served by fibre-to-the-cabinet high speed internet.

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

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

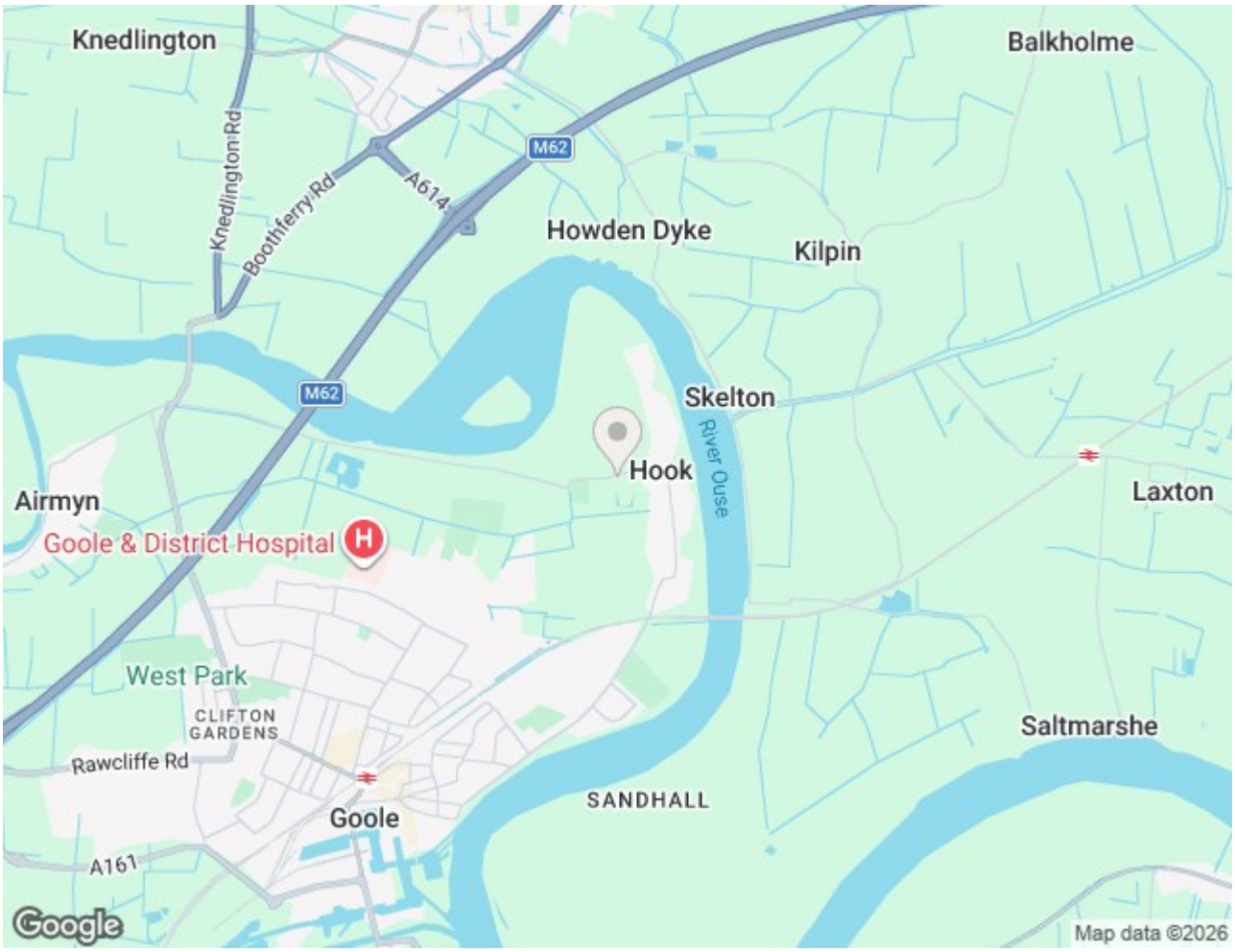
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate 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.

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.

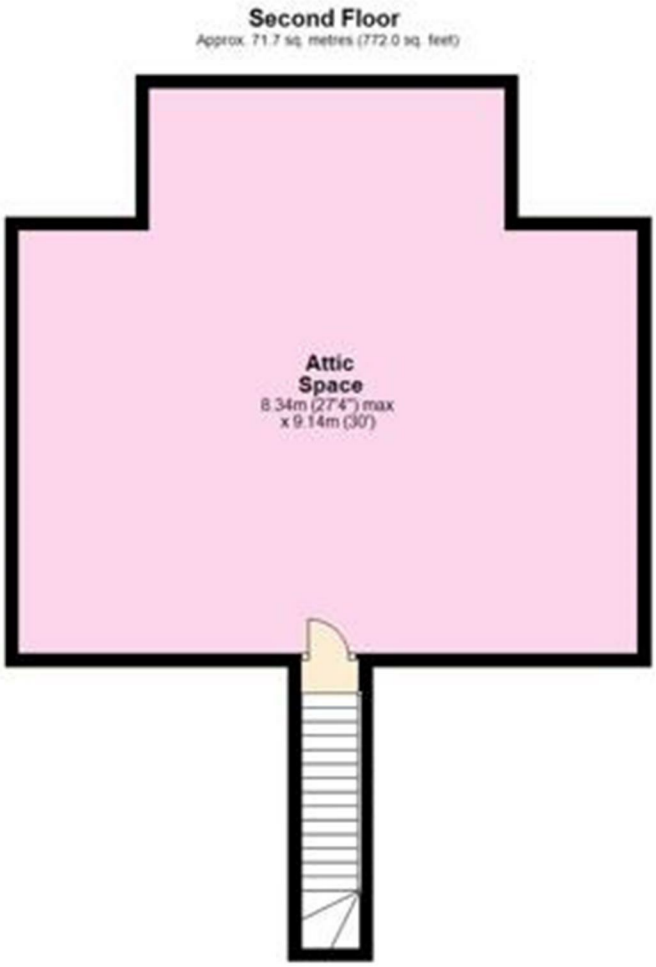
PROPERTY TO SELL?

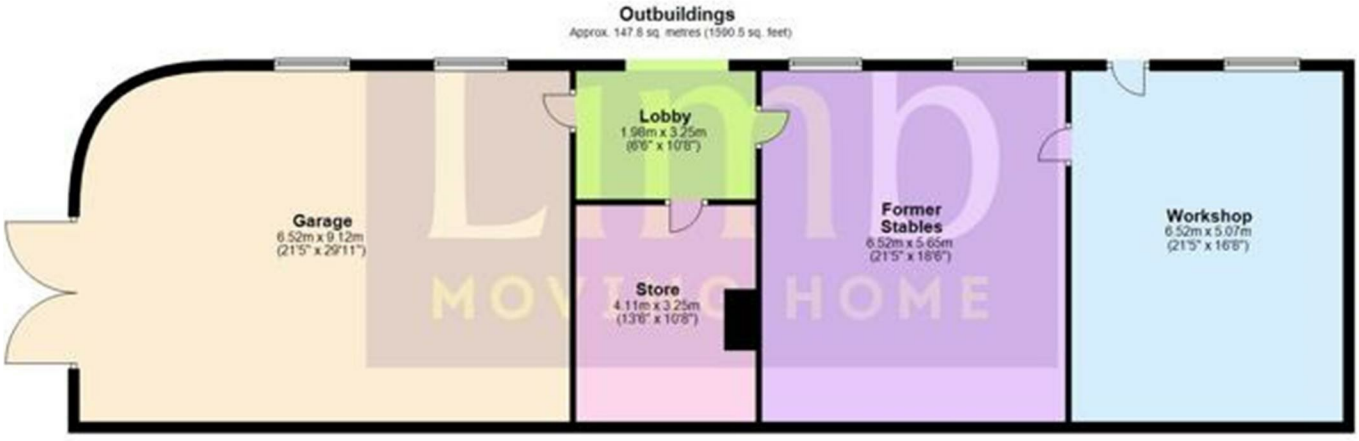
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


Knedlington
Balkholme
Knedlington Rd
Boothferry Rd
A614
M62
Howden Dyke
Kilpin
M62
Skelton
Hook
River Ouse
Airmyn
Goole & District Hospital
Laxton
West Park
CLIFTON GARDENS
Saltmarshe
Rawcliffe Rd
SANDHALL
Goole
A161
Google
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Ground Floor
Approx. 274.0 sq. metres (2949.7 sq. feet)
Dining Room
5.49m x 4.89m
(18' x 16'1")
Drawing Room
5.54m x 7.05m
(18'2" x 23'2")
Entrance Hall
WC
Sitting Room
5.49m x 4.89m
(18' x 16'1")
Hall
Study
3.83m x 4.03m
(12'7" x 13'3")
Kitchen
5.33m x 4.98m
(17'6" x 16'4")
Family Room
5.41m x 4.26m
(17'9" x 14')
Laundry Room

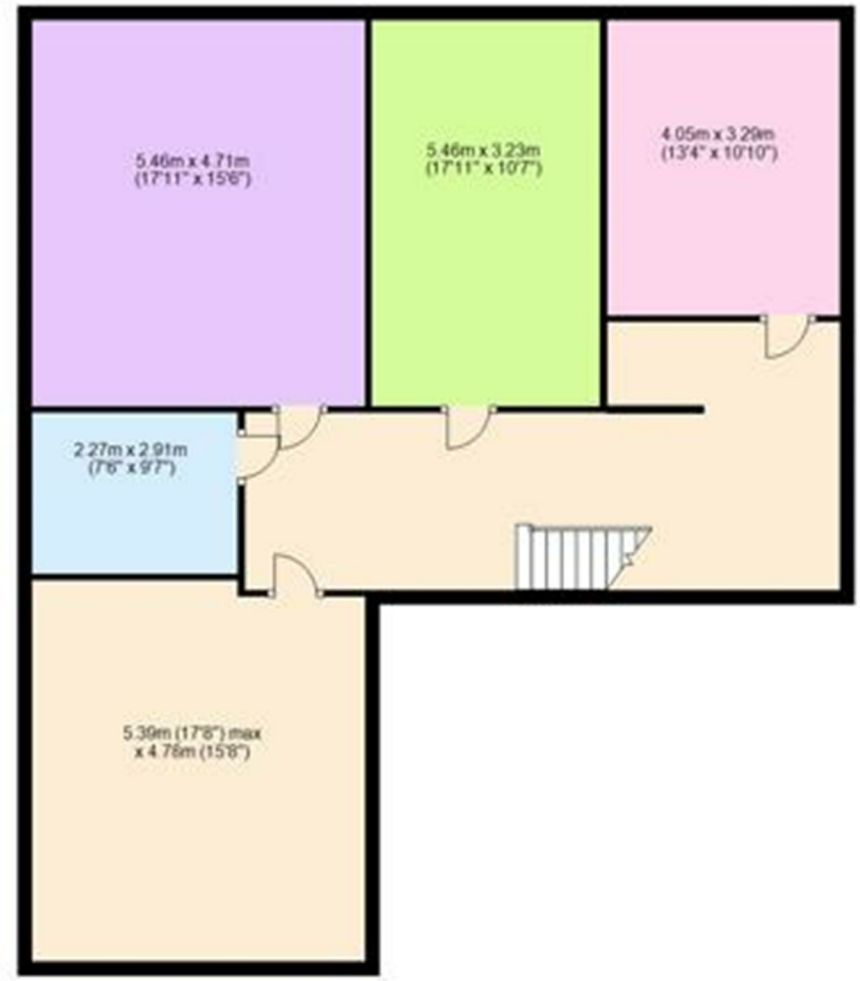

First Floor
Approx. 266.5 sq. metres (2868.2 sq. feet)
Bedroom 2
5.51m x 4.87m
(18'1" x 16')
Bedroom 3
5.44m x 3.34m
(17'10" x 11')
Bedroom 4
5.51m x 3.40m
(18'1" x 11'2")
Dressing Room
2.63m x 3.20m
(8'8" x 10'6")
Landing
Bedroom 1
5.49m x 4.88m
(18' x 16')
Bathroom
Bedroom 5
4.47m (14'8") max
x 3.78m (12'5")
Bedroom 6
3.95m x 5.17m
(12'11" x 17')
Bathroom
Library
4.31m x 8.57m
(14'2" x 28'2")


Second Floor
Approx. 71.7 sq. metres (772.0 sq. feet)
Attic
Space
8.34m (27'4") max
x 9.14m (30')

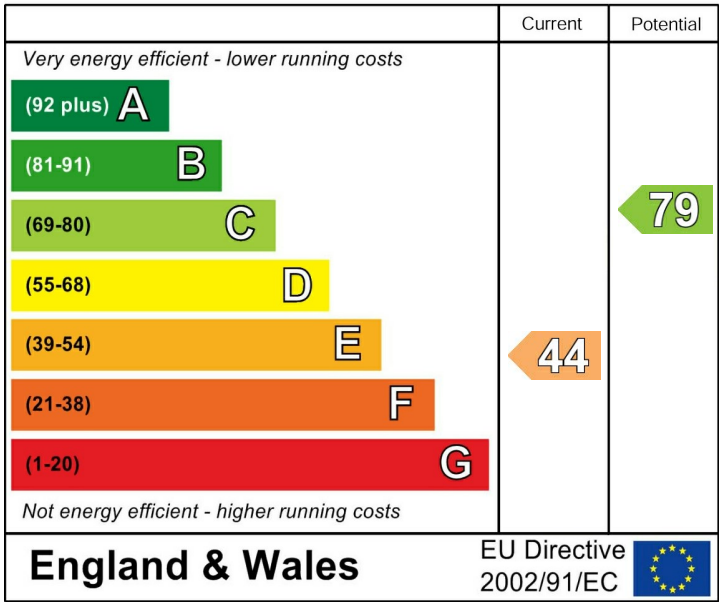

Outbuildings
Approx. 147.8 sq. metres (1590.5 sq. feet)
Garage
6.52m x 9.12m
(21'5" x 29'11")
Lobby
1.98m x 3.25m
(6'6" x 10'8")
Store
4.11m x 3.25m
(13'6" x 10'8")
Former Stables
6.52m x 5.65m
(21'5" x 18'6")
Workshop
6.52m x 5.07m
(21'5" x 16'8")

Cellars

Approx. 117.1 sq. metres (1260.3 sq. feet)



Energy Efficiency Rating



Environmental Impact (CO_2) Rating

