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

Limb
MOVING HOME









Oakleigh Cottage, Blacktoft Lane, Blacktoft, East Yorkshire, DN14 7YW

- Unique Family Home
- 4 Bedrooms
- Approx. 1.1 Acre
- Double Storey Garage Block
- Accom. of Around 3,300sq.ft.
- Variety of Outbuildings
- Council Tax Band = F
- Freehold/EPC = C

£795,000

INTRODUCTION



Oakleigh Cottage is a most desirable and individual property situated in the heart of this charming rural village. Affording extremely spacious accommodation of great character and appeal, there are four bedrooms, two being en-suite, excellent living space and grounds of around 1.1 acre complete with a large garage complex and a variety of outbuildings and log cabins. Blacktoft is situated on the north bank of the River Ouse some 20 miles to the west of Kington Upon Hull, 6 miles east of Howden and 26 miles distant to York. This peaceful retreat offers a blend of tranquillity and history together with the renowned Blacktoft Sands Nature Reserve. The current owners have enhanced the property significantly since arriving some 20 years ago creating what is a fabulous family home, now waiting for its next custodian. The accommodation extends to around 3,300sq.ft and is depicted on the attached floorplan and briefly comprises five reception areas, open plan kitchen, four bedrooms including a superb principal suite with dressing area, en-suite and balcony which provides views to the south across the river. Overall the land holding extends to around 1.1 acre (which is held in two titles) with formal gardens, small side paddock and a variety of outbuildings including four log cabins ideal as entertainment/work from home spaces. A particular feature is a substantial garage block with its garage bay, W.C., log store and upstairs room, ideal for many uses.

NAEA National Association of Estate Agents
The Property Ombudsman
OnTheMarket.com
Property Photography Academy

LOCATION

The rural hamlet of Blacktoft is situated on the north bank of the River Ouse, yet is well connected to the surrounding area with shops, schools and general amenities within striking distance. There is a train station located at nearby Gilberdyke and the M62 motorway network lies approximately 10 minutes driving time away.





ACCOMMODATION

Residential entrance door to:



CENTRAL HALLWAY

A central hallway with feature turning staircase leading up to the first floor and storage cupboard beneath.



CLOAKS/W.C.

With low level W.C. and circular wash hand basin upon cabinet, tiled surround.

DINING ROOM

A beautiful room with beams to the ceiling, window to south elevation and double doors opening through to the garden room. There is a chimney breast housing a dual aspect log burner upon a granite hearth which is flanked by doors leading through to the living room.



NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

LIVING ROOM

A substantial room with windows to south and east elevation, beams to ceiling and the reverse side of the dual aspect log burner. Complete with air conditioning.







GARDEN ROOM

A superb room overlooking the garden with both double doors and single door opening out to the terrace. There is an inner paved floor and radiators for all year round use. Access to loft space via loft hatch.



KITCHEN

An open plan kitchen with an extensive range of country style cream coloured floor and wall mounted units complimented by quartz work surfaces. There is a range cooker with extractor hood above, grand island and space for an American style fridge freezer. A wide opening leads through to the sitting area and also a utilities area complete with matching fitted units and work surfaces, Belfast style sink with professional mixer tap, integrated dishwasher and plumbing for automatic washing machine. A door opens to the boiler room complete with two oil fired central heating boilers.







REAR SITTING ROOM

A lovely room situated to the rear of the house with views across the garden and countryside beyond. There is glazing to three aspects with double doors opening out to the terrace. Access to loft space via loft hatch.



OFFICE/DAY ROOM

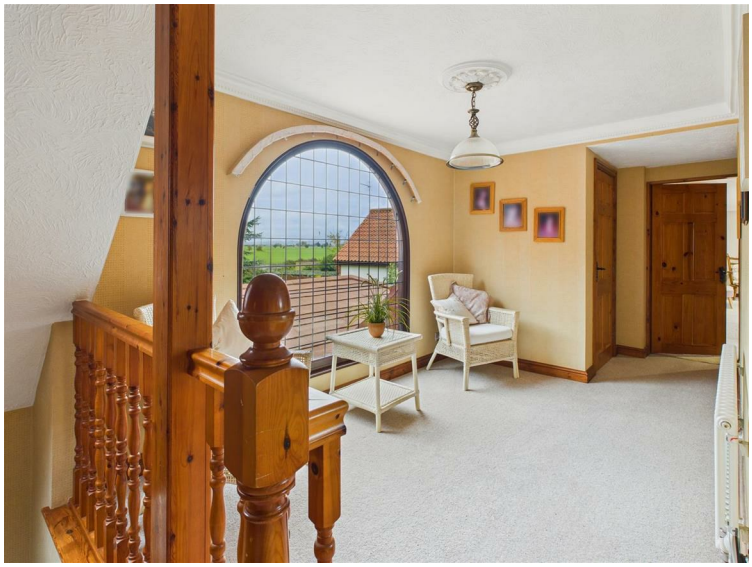
With beams to the ceilings and windows to south and west elevations.

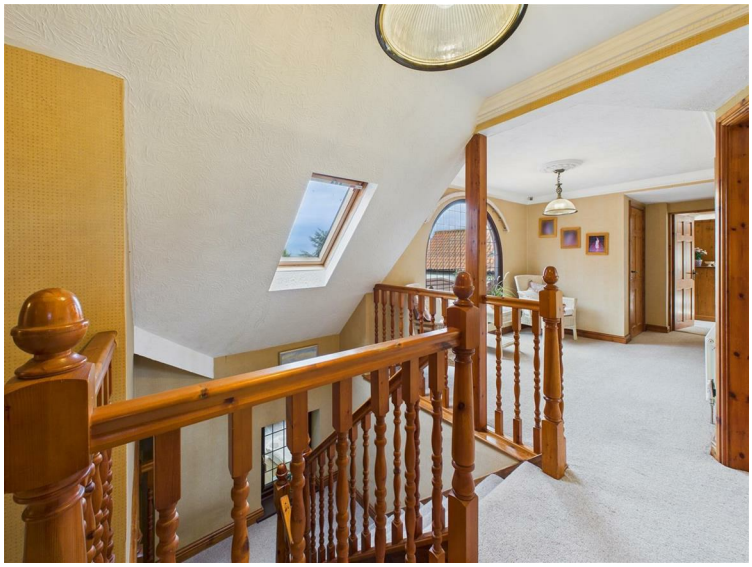


FIRST FLOOR

LANDING

A particularly spacious landing with a feature arched window overlooking the garden and fields beyond, onward to the Yorkshire Wolds. Situated off is a useful storage cupboard plus a box room which is ideal for storage. Access to roof void.





BEDROOM 1

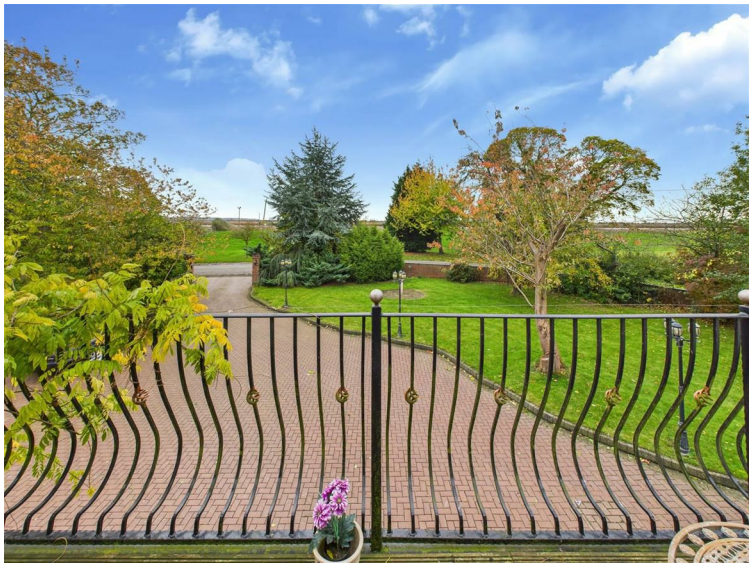
A luxurious suite of particularly generous proportions with two windows and central double doors looking to the south with doors opening out to the balcony. There is a further window to rear overlooking the garden.
Complete with air conditioning.







BALCONY



EN-SUITE SHOWER ROOM

With suite comprising shower enclosure, low level W.C. and wash hand basin with cabinet, tiled surround and floor.



BEDROOM 2

A spacious double bedroom with fitted wardrobes running to one wall, two windows to the west elevation.



NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, low level W.C., wash hand basin and cabinet, airing cupboard, tiled surround.



BEDROOM 3

With fitted wardrobes, window to front south elevation.



BEDROOM 4

With a range of fitted wardrobes and drawers. Windows to both south and west elevations.



BATHROOM

With feature suite comprising bath with granite surround, wash hand basin with cabinets, concealed flush W.C. and shower cubicle, tiled surround and floor.





OUTSIDE

The property stands prominently within the village and has a perimeter wall to the front with a gated entrance opening to a block set forecourt flanked by a lawned garden. There is also a small paddock to the east of the house. A formal garden extends to the rear of the property with paved patio and lawns beyond, beyond which is a further garden area which houses a variety of log cabins:
Log Cabin 1/Workshop - 15'6" x 15'0" approx (4.72m x 4.57m) - Power, light and heating installed.
Log Cabin 2 - 25'0" x 15'0" approx (7.62m x 4.57m) - Power, light, air conditioning and heating with a gas stove. Double skinned and insulated.
Log Cabin 3 - 25'8" x 15'8" approx (7.82m x 4.78m) - Power and light installed.
Log Cabin 4 - 25'8" x 15'8" approx (7.82m x 4.78m) - Power and light installed.

In addition to which there is an undercover trailer store with gated entrance, power light and water, beyond which lies dog kennelling. Overall the land extends to around 1.1 acre.









REAR VIEW



SIDE PADDOCK





GARAGE BLOCK

Automated up and over entry door opens to the large garage bay measuring 24'1" x 16'9" approx. To the rear of the garage is a stainless steel sink and work surface/drainer. A separate W.C. with wash hand basin lies to one corner.



UPSTAIRS GARAGE

The upstairs measuring approximately 35'6" x 13'6" approx. with windows to both front and rear and Velux windows to the sides. Ideal space of work/play or entertainment.



HEATING

The property has the benefit of oil fired central heating to radiators via two boilers.

COOKING

The cooking appliances are served by LPG.

SERVICES

Electricity and water are connected to the property.

DRAINAGE

By way of an independent Klargester treatment plant system.

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.

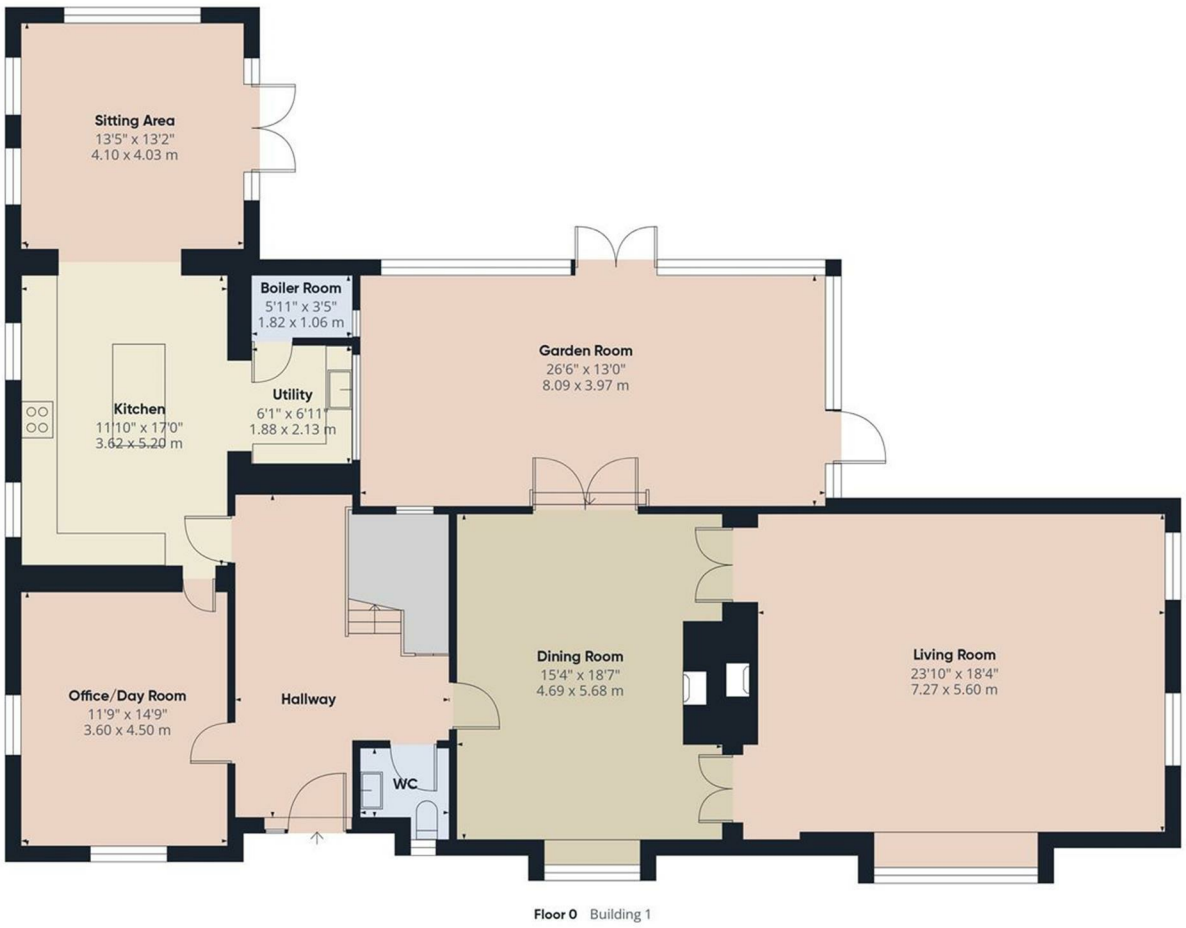
PROGRESSING AN OFFER

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.





Floor 0 Building 1

Approximate total area(1)

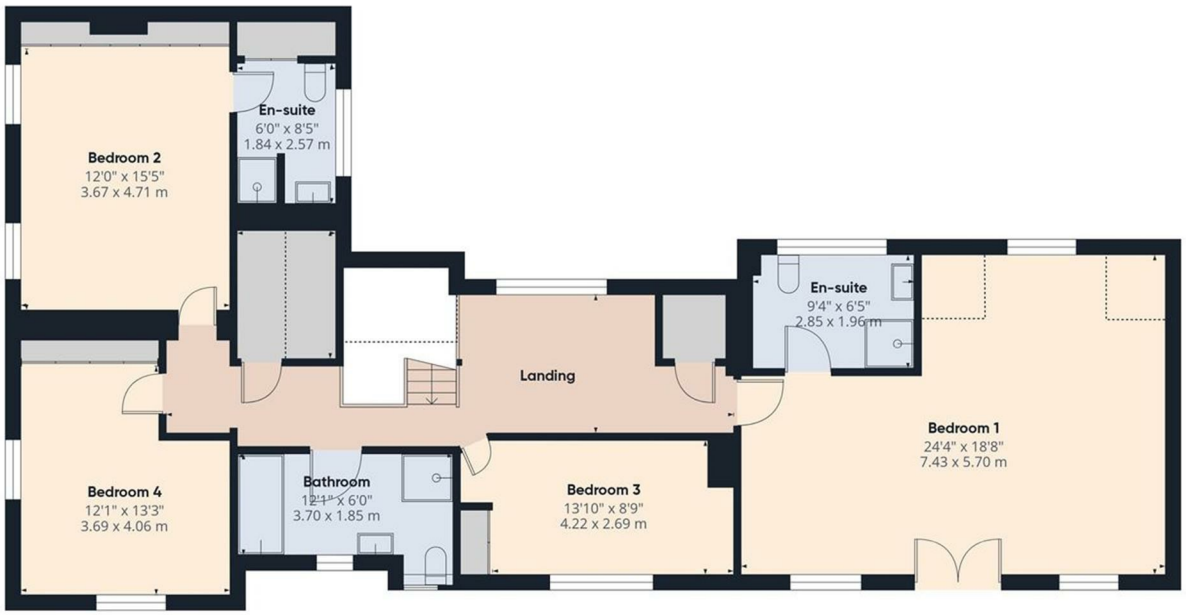
1966 ft²

182.8 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 Building 1

Approximate total area(1)

1321 ft²

122.7 m²

Reduced headroom

42 ft²

3.9 m²

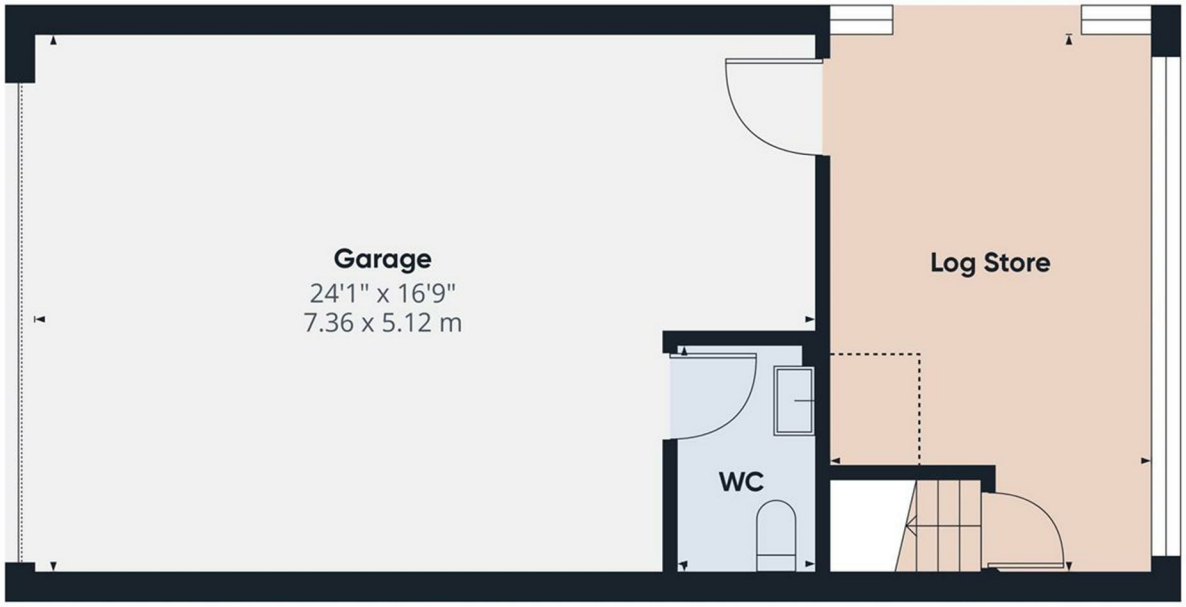
(1) Excluding balconies and terraces

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



Floor 0 Building 2

Approximate total area(1)
587 ft²
54.6 m²

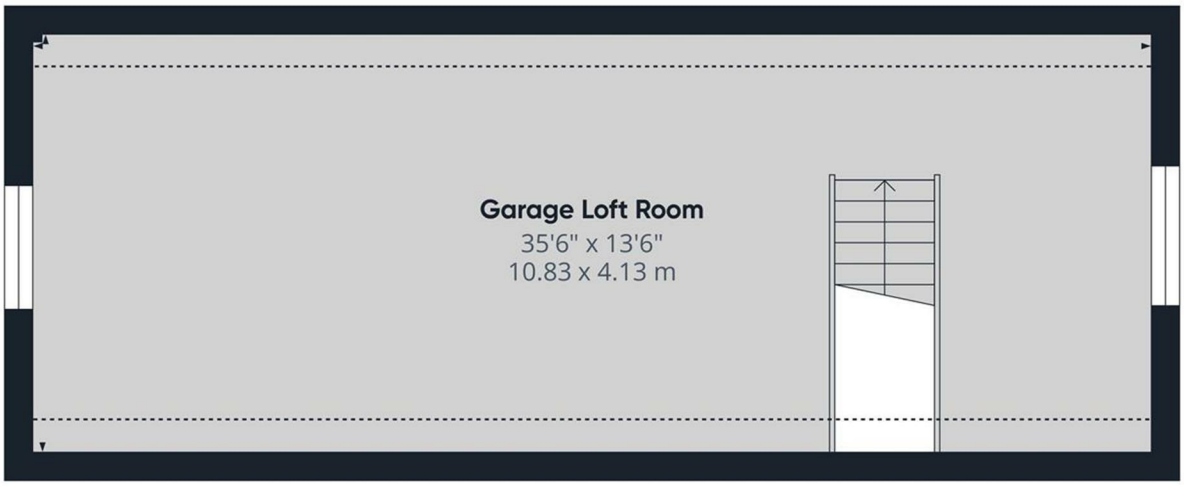
Reduced headroom
10 ft²
1 m²

(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



Floor 1 Building 2

Approximate total area(1)
453 ft²
42.1 m²

Reduced headroom
70 ft²
6.5 m²

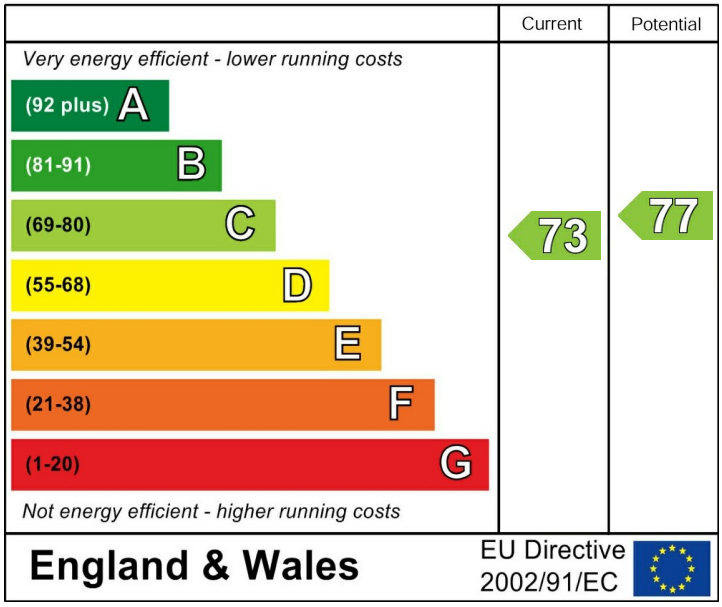
(1) Excluding balconies and terraces

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



Environmental Impact (CO_2) Rating

