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Limb
MOVING HOME









Alberta House, 12 Ferriby High Road, North Ferriby, East Yorkshire, HU14

- Outstanding Detached Home
- Over 3,000 Sq Ft
- 4 Double Bedrooms
- Council Tax Band = G
- Superb Open Plan Living Kitchen
- Stylish Bath & Shower Rooms
- Generous Gardens & Cedar-Clad Cabin
- Freehold / EPC = D

£995,000

INTRODUCTION



Occupying an elevated position along Ferriby High Road, with far-reaching southerly views towards the River Humber, this substantial detached residence stands within approximately 0.6 acres of established landscaped grounds. Offering over 3,000 sq. ft. of generously proportioned accommodation, the property combines attractive period features with modern extensions and improvements, complemented by a double garage, cedar-clad garden office/gym, summerhouse and spacious outdoor entertaining areas.

The accommodation is arranged over two floors and centres around a superb open plan living/dining kitchen extending to approximately 34ft at its widest point. This impressive space incorporates a bespoke fitted kitchen with a substantial central island, granite work surfaces, Falcon range cooker and a comprehensive range of integrated appliances. There is ample room for dining and informal seating, with direct access onto the extensive rear patio and gardens. Two further reception rooms provide additional living space, both featuring attractive bay windows, whilst a spacious reception hallway, utility room and ground floor cloakrooms complete the ground floor accommodation.

To the first floor are four generously sized double bedrooms and three bath/shower rooms, including a particularly spacious main bedroom with access to a private balcony, an adjoining dressing room fitted with an extensive range of wardrobes and a contemporary en-suite shower room. A further bedroom also enjoys access to a balcony overlooking the gardens.

Outside, the property is approached via a sweeping driveway providing extensive parking and access to a double garage. The established grounds extend to approximately 0.6 acres and feature extensive lawns, mature trees and planting, a large paved terrace, cedar-clad garden office/gym and a separate summerhouse.

A substantial family home offering an excellent combination of spacious accommodation, established grounds and a highly regarded North Ferriby setting.

LOCATION



The property is situated on the northern side of Ferriby High Road, enjoying an elevated position with far-reaching views towards the River Humber. North Ferriby is a highly regarded village on the western outskirts of Hull, situated alongside the Humber Estuary. Together with the neighbouring villages of Swanland and Melton, it forms part of one of the East Riding's most desirable residential areas.

North Ferriby has a well-established village centre offering a range of local amenities, including independent shops, a convenience store, cafés and the popular Duke of Cumberland public house. There is also a village hall, social club and attractive riverside walks, whilst a wider selection of shopping, leisure and recreational facilities can be found in nearby Hessle and Willerby.

The village is served by North Ferriby Primary School and lies within the catchment area for South Hunsley School and Sixth Form College. Independent schooling is also available within the wider area, including Hymers College, Tranby and Pocklington School.

North Ferriby is well placed for commuting, with its own railway station providing connections to Hull and destinations further afield. The nearby A63 offers convenient access to Hull city centre, the Humber Bridge and the M62 motorway network.

Approximate distances to key destinations include:

- Hull City Centre – 8 miles
- Beverley – 11 miles
- York – 33 miles
- Leeds – 53 miles

The surrounding East Riding countryside and Yorkshire Wolds provide opportunities for walking and outdoor recreation, whilst the historic market town of Beverley and the East Yorkshire coast are also accessible.

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE PORCH

Approached through double glazed entrance doors with glazed side panels, the porch features an attractive Art Deco-style inner entrance door with etched glass detailing.

ENTRANCE HALLWAY

An elegant and spacious reception hallway featuring a period staircase rising to the first floor, solid oak parquet flooring and decorative wall panelling with frieze detailing above. Further features include a cast iron radiator, understairs cloaks cupboard and separate boiler room/store.





CLOAKS/W.C.

With contemporary suite comprising a concealed flush W.C. and countertop wash basin with mixer tap set upon a vanity unit. Features include solid oak parquet flooring.



SITTING ROOM

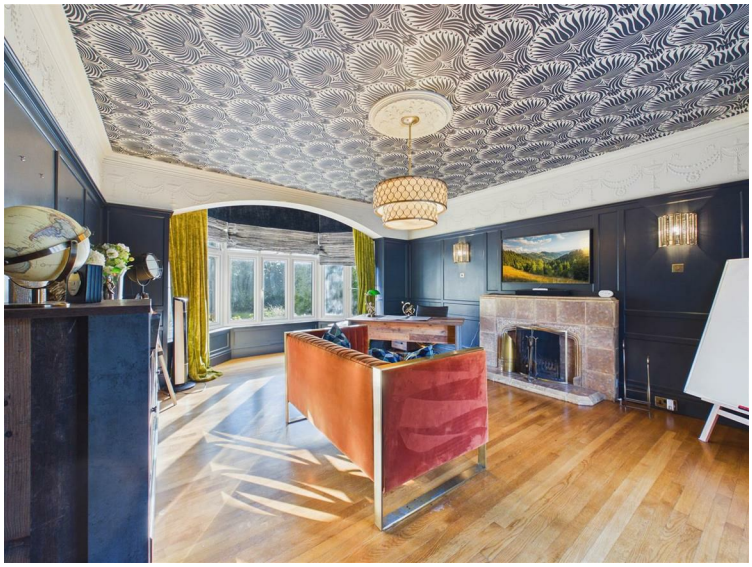
An attractive and well proportioned reception room featuring a large bay window overlooking the front garden. The room retains a number of period features including decorative cornicing, wall panelling and a fireplace with marble hearth. Oak flooring completes the room.





OFFICE / LIVING ROOM

A spacious and attractive reception room featuring a bay window to the front elevation and French doors opening onto the rear patio and gardens. Period features include an open fireplace, decorative wall panelling and solid oak parquet flooring.



OPEN PLAN LIVING/DINING KITCHEN

A superb open plan living space incorporating a bespoke fitted kitchen, dining area and adjoining day room. The kitchen is fitted with an extensive range of units complemented by granite work surfaces and a substantial 10ft central island/breakfast bar. Appliances include a Falcon range cooker with induction hob, American-style fridge freezer, twin wine coolers, dishwasher, microwave and warming drawer.

The dining area provides ample space for a large table and chairs, with French doors opening directly onto the rear patio and gardens. Attractive herringbone-effect tiled flooring extends throughout the kitchen/dining area.

The adjoining day room provides a generous additional seating area, with a distinctive arched picture window overlooking the front gardens, recessed ceiling lighting and the benefit of underfloor heating.





DINING AREA



KITCHEN AREA

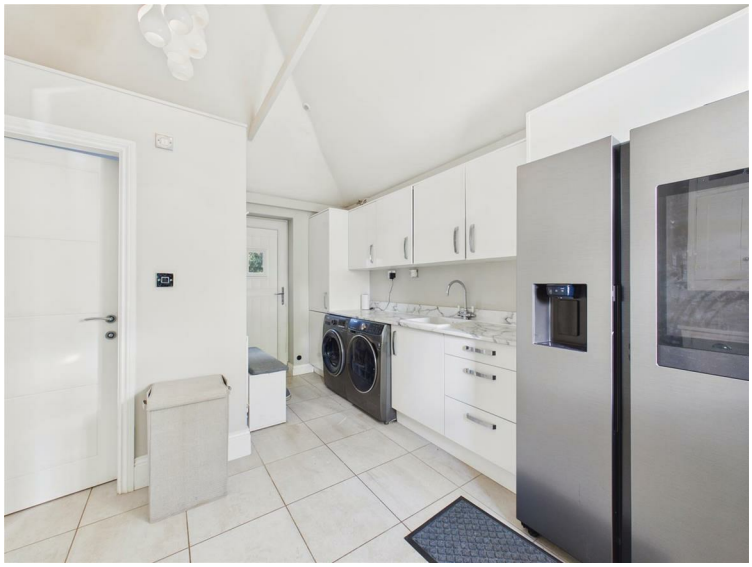


DAY ROOM



UTILITY ROOM

Fitted with an extensive range of units, inset sink, plumbing for a washing machine and space for dryer and fridge. Tiled floor and access to both front and rear elevations.



CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin. Heated towel rail and window to rear.



FIRST FLOOR

LANDING

A spacious landing featuring decorative wall panelling, ornate cornicing and oak flooring. Further features include a large window overlooking the front garden and a traditional cast iron radiator.



MAIN BEDROOM SUITE

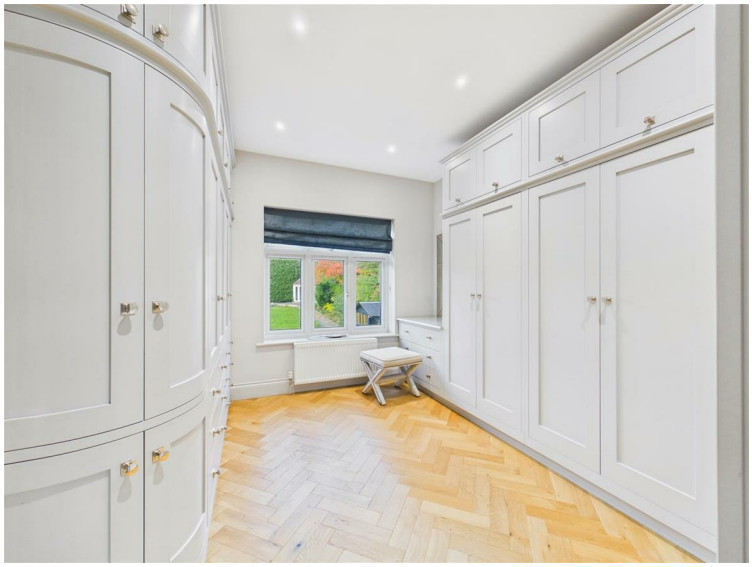
A spacious double bedroom featuring attractive oak parquet flooring, decorative wall panelling and a recessed ceiling with concealed lighting. Fitted wardrobes provide useful storage, whilst French doors open onto a balcony overlooking the front. An opening leads through to the dressing room.





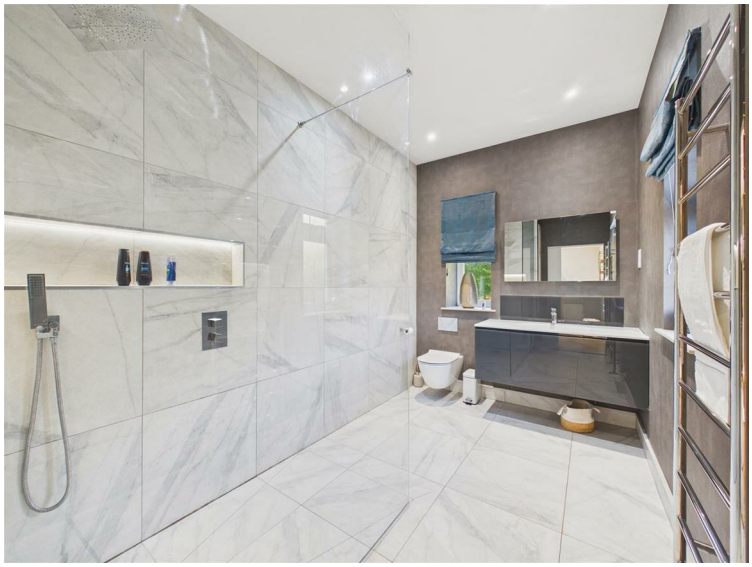
DRESSING ROOM

A comprehensively fitted dressing room with an extensive range of bespoke wardrobes, drawers and storage cupboards arranged along both sides. Oak parquet flooring and a window overlooking the rear garden.



EN-SUITE SHOWER ROOM

Stylishly appointed with a large walk-in shower featuring a rainfall shower head and separate handheld attachment, wall mounted W.C. and a contemporary wash basin set upon a fitted vanity unit. Large-format marble-effect wall and floor tiling, recessed shelving with feature lighting and a heated towel rail.



BEDROOM 2

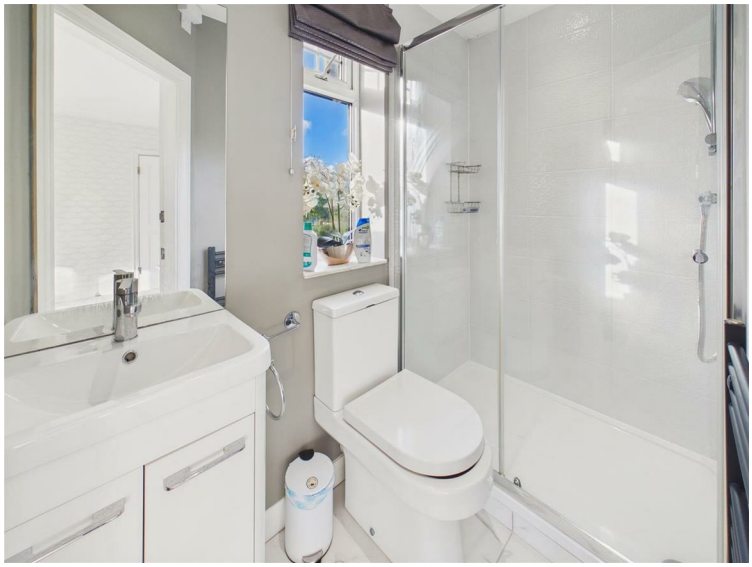
A spacious double bedroom featuring an attractive bay window to the front and a further window overlooking the rear garden, together with a range of fitted wardrobes and drawers. There is ample space for bedroom furniture and a door leads to the adjoining en-suite shower room.


AI Generated Possible Look


Original Room

EN-SUITE SHOWER ROOM

Fitted with a modern white suite comprising a shower enclosure with glazed door, wash basin set within a vanity unit and W.C. Complementary wall and floor tiling, heated towel rail and window.



BEDROOM 3

With fitted furniture including wardrobes and a desk within the bay window to the front elevation. A door leads out to the balcony.



BEDROOM 4

With French doors leading out to the private balcony overlooking the rear garden.



FAMILY BATHROOM

A spacious and stylishly appointed bathroom featuring a contemporary freestanding bath, large walk-in shower area with glazed screen, rainfall shower head and separate hand-held attachment, wash basin set within a vanity unit and W.C. Attractive wall and floor tiling, heated towel rail and recessed ceiling spotlights. Two windows overlook the rear garden.





OUTSIDE

The property occupies an established plot extending to approximately 0.6 acres and is approached via remote-controlled entrance gates leading to a sweeping driveway providing extensive parking for multiple vehicles and access to a double garage. There is also an EV charging point.

The generous grounds were originally professionally landscaped, by Bravo Landscapes who features on ITV's "Love Your Garden", and are principally laid to lawn with mature trees, established planting and extensive paved terraces providing space for outdoor seating and entertaining. Further features include a cedar-clad garden office/gym and a separate summerhouse, both offering useful additional space.





REAR VIEW





CEDAR-CLAD CABIN





HEATING

The property has the benefit of gas central heating. Electric underfloor heating is available throughout the open plan living/dining kitchen.

GLAZING

The property has the benefit of double glazing.

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
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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

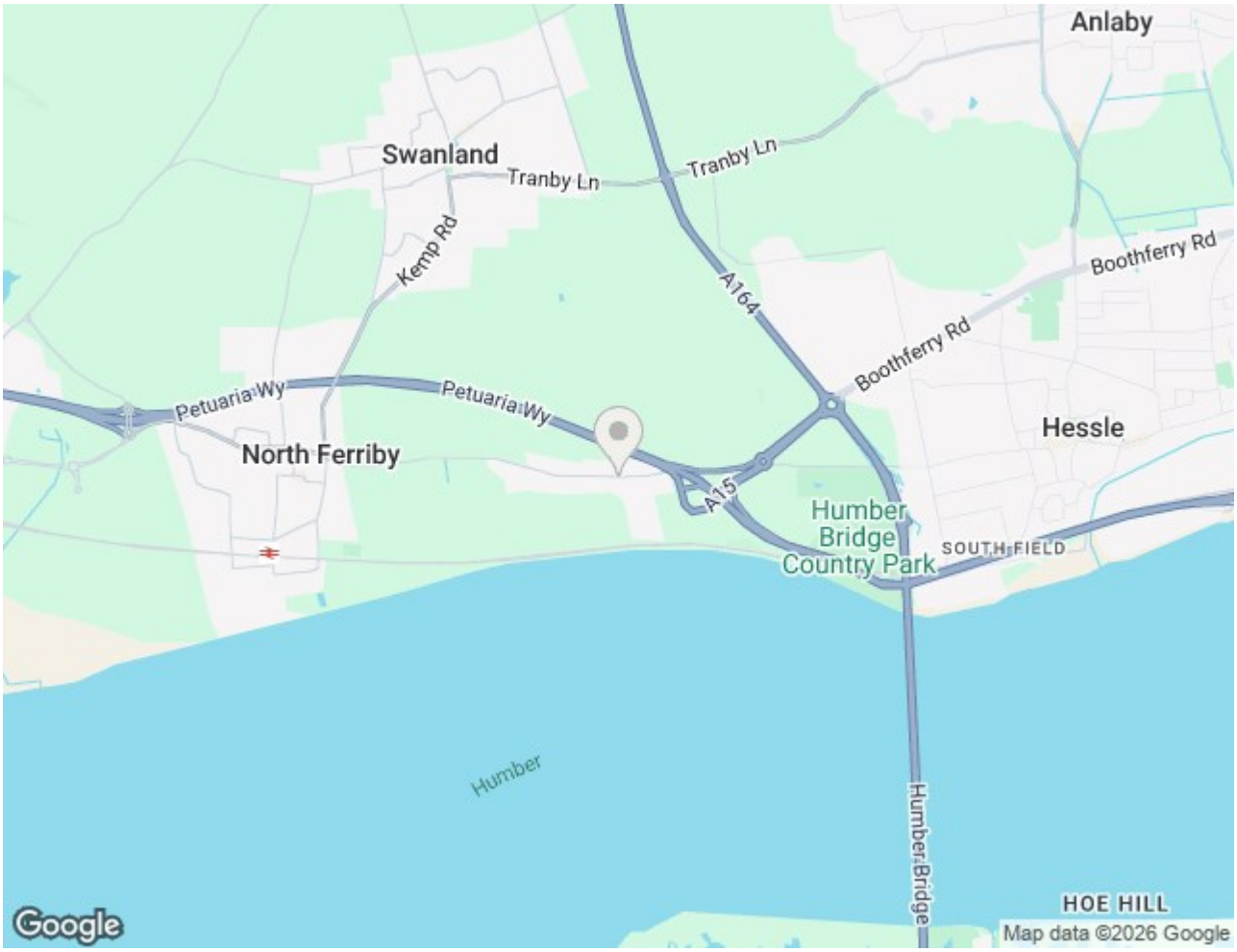
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware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

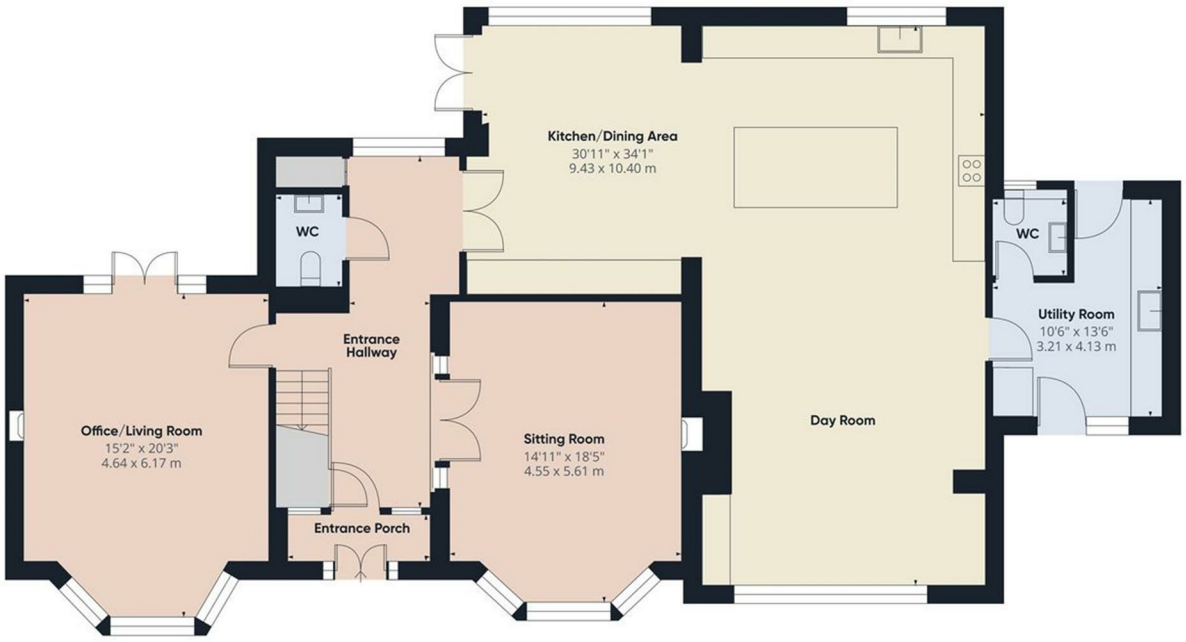
PROGRESSING AN OFFER

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.


Anlaby
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
A164
Boothferry Rd
Boothferry Rd
Petuaria Wy
Petuaria Wy
North Ferriby
Hessle
A15
Humber Bridge Country Park
SOUTHFIELD
Humber
Humber Bridge
HOE HILL
Google
Map data ©2026 Google



Floor 0 Building 1

Approximate total area(1)

1704 ft²

158.3 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)

1293 ft²

120.1 m²

Balconies and terraces

204 ft²

18.9 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.

GIRAFFE360



Floor 0 Building 2

Approximate total area(1)
209 ft²
19.4 m²

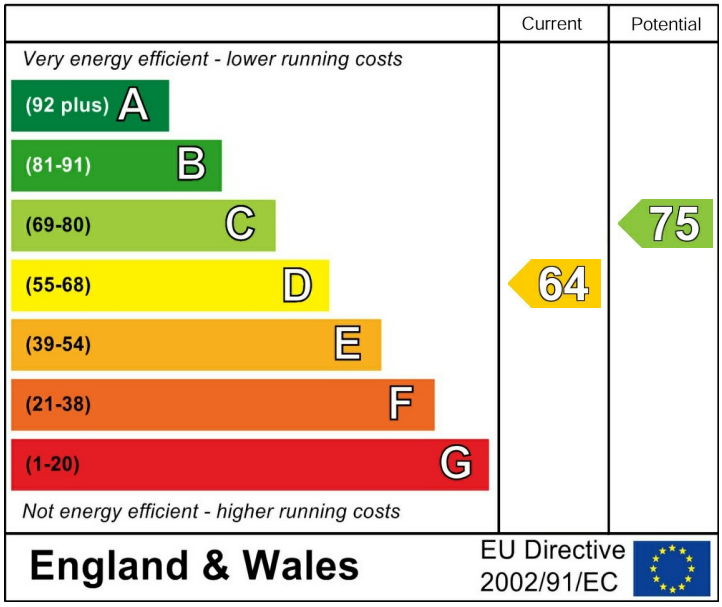
(1) Excluding balconies and terraces

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The Property Ombudsman
APPROVED CODE
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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

