

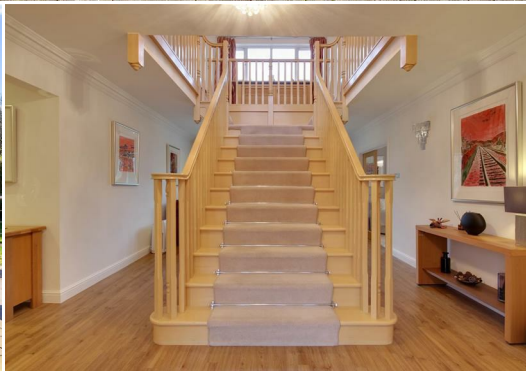
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Limb
MOVING HOME



Ashleigh, The Park, Kemp Road, Swanland, East Yorkshire, HU14 3LU

- 📍 Beautiful Home
- 📍 Exclusive Location
- 📍 5 Bedrooms
- 📍 Council Tax Band = G
- 📍 Stunning Grounds
- 📍 High Quality Specification
- 📍 Potential Annexe
- 📍 Freehold/EPC = C

£1,250,000

INTRODUCTION

Positioned within the quiet and highly coveted private lane of The Park, Ashleigh is a residence of rare calibre. Spanning approximately 3,400 sqft of impeccably finished living space, this home occupies an impressive 0.6-acre plot just moments from the heart of Swanland's picturesque village centre.

From the striking reception hall with its sweeping oak staircase and galleried landing, the home unfolds into a series of grandly proportioned rooms designed for both formal entertaining and modern family life. The ground floor offers exceptional versatility, featuring a dedicated southern wing perfect for a professional office suite or a self-contained annexe. Upstairs, four generous double bedrooms—including two en-suites and a grand main bathroom with a Jacuzzi suite—ensure every inch of this home reflects its high-specification design.

Overall the plot extends to around 0.6 acre and is beautifully manicured with lawns extending to front, side and rear elevations. Directly to the rear of the house, and accessible from the kitchen and entrance reception/snug, extends a large paved terrace with contemporary steel balustrade. Expansive lawns lie beyond bounded by mature hedges and shrubbery which provide a high level of privacy and a further patio is accessed by a winding path and can be enjoyed later in the day.

The property is approached across the exclusive private lane of The Park and upon arriving at Ashleigh, brick walls and pillars, flank automated gates which open to the driveway and forecourt. There is a double garage with two automated up and over entry doors and an adjacent carport.

DIRECTIONS

SAT NAV - HU14 3LU - Please note that the property is approached along 'The Park' a private road which is accessed from the western side of Kemp Road, opposite its junction with Tranby Lane, close to the Tennis Club and primary School.



LOCATION

The Park is one of the region's most prestigious addresses being a winding private lane, comprising some of the area's finest homes. This exclusive and private location is situated directly off Kemp Road close to the centre of this highly desirable west Hull village which is clustered around the village pond.

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

Upon arriving at the property, double doors open to the:

ENTRANCE PORCH

Internal oak framed double doors open to:

ENTRANCE RECEPTION

22'3" x 14'0" approx (6.78m x 4.27m approx)

Incorporating a snug area to the rear. This stunning first impression features a grand central oak detailed staircase, leading up to the galleried landing above. The snug area has double doors leading out to the rear patio.



SNUG



CLOAKS/WC

With low level WC, wash hand basin in cabinet, tiling to the walls.

LIVING ROOM

22'2" x 15'9" approx (6.76m x 4.80m approx)

A particularly spacious room with cantilever style picture window overlooking the rear garden. The focal point of the room is a superb feature marble fireplace housing a "living flame" gas fire. Windows to side elevation.



DINING ROOM

15'0" x 14'4" approx (4.57m x 4.37m approx)

With cantilever window overlooking to the rear garden.



BREAKFAST KITCHEN

28'0" x 13'0" approx (8.53m x 3.96m approx)

This triple aspect room has windows to front and side elevations and double doors opening out to the rear patio. The kitchen was supplied and fitted by Juxta and has an extensive range of sleek, high gloss units complimented by Silestone worksurfaces. There is also a matching grand island. Features include an undercounter one and half sink with mixer tap, Quooker instant hot water tap, Siemens oven, combination microwave and warming drawer, induction hob with extractor hood above, integrated dishwasher, fridge, freezer. Sliding patio doors open to the conservatory.



CONSERVATORY

15'7" x 14'10" approx (4.75m x 4.52m approx)
Overlooking the gardens to the rear and side, this large conservatory has radiators for all year round use. Double doors open out to the garden.



UTILITY ROOM

9'0" x 7'0" approx (2.74m x 2.13m approx)
With matching fitted units complete with Silestone worksurfaces. There is a one and a half undercounter sink with mixer tap, plumbing for automatic washing machine and space for dryer.

INNER LOBBY

Accessed via the entrance porch, the inner lobby provides access to a further utility/ kitchenette and the office. This combination of rooms could readily become a ground floor annexe.

OFFICE

15'5" x 15'2" approx (4.70m x 4.62m approx)
With windows to two elevations. A range of fitted cupboards are installed to one wall and there is a deep wardrobe with sliding doors.



SHOWER ROOM

With suite comprising low level W.C., wash hand basin, corner shower cubicle, tiling to the walls, heated towel rail.



FIRST FLOOR

GALLERIED LANDING

A stunning space with window to rear and double doors opening out to a balcony which looks to the front of the property.



BEDROOM 1

16'3" x 15'9" approx (4.95m x 4.80m approx)

A luxuriously proportioned bedroom. Window to rear. Fitted drawers.



DRESSING ROOM

7'3" x 7'2" approx (2.21m x 2.18m approx)
Window to front elevation.

ENSUITE SHOWER ROOM

8'0" x 7'2" approx (2.44m x 2.18m approx)
A stylish en-suite comprising a Villeroy & Boch wash hand basin with cabinet, low level WC and a shower area with glazed partition plus rainhead and hand held shower system. Tiling to the walls and floor, underfloor heating, heated towel rail.



BEDROOM 2

11'10" x 10'4" approx (3.61m x 3.15m approx)
With windows to rear elevation.



ENSUITE SHOWER ROOM

With suite comprising wash hand basin and cabinet, low level WC, corner shower cubicle, tiling to the walls and floor, heated towel rail.



BEDROOM 3

13'0" x 11'0" approx (3.96m x 3.35m approx)
With window to front elevation.



BEDROOM 4

12'10" x 10'10" approx (3.91m x 3.30m approx)
With fitted wardrobes and drawers, window to rear elevation.



BATHROOM

15'0" x 7'7" approx (4.57m x 2.31m approx)

Having a Jacuzzi suite comprising a corner Jacuzzi bath, low level W.C., wash hand basin and corner shower enclosure. Travertine tiling to the walls and floor, heated towel rail.



OUTSIDE

Overall the plot extends to around 0.6 acre and is beautifully manicured with lawns extending to front, side and rear elevations. Directly to the rear of the house, and accessible from the kitchen and entrance reception/snug, extends a large paved terrace with contemporary steel balustrade. Expansive lawns lie beyond bounded by mature hedges and shrubbery which provide a high level of privacy and a further patio is accessed by a winding path and can be enjoyed later in the day.



DRIVE & GARAGING

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TERRACE



REAR 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 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. 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

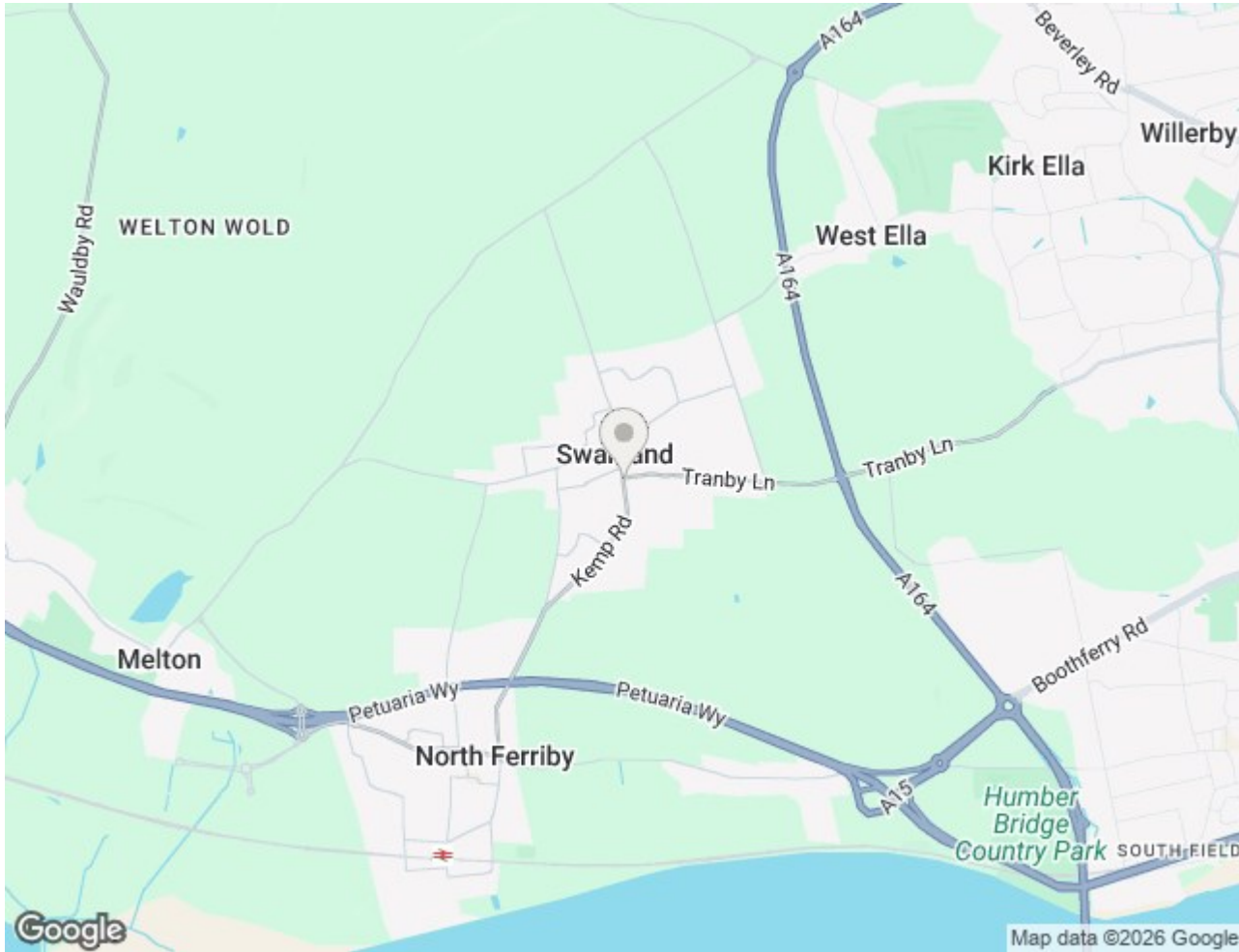
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These 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 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. AI may have also been used to enhance photography.

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.





Total area: approx. 371.3 sq. metres (3996.6 sq. feet)

