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**Limb**  
MOVING HOME



*Willow House, 1 Temple Close, Welton, East Yorkshire, HU15 1NX*

- 📍 Stunning Detached Residence
- 📍 High Specification Throughout
- 📍 Smart Home Tech & 11-Cam CCTV
- 📍 Council Tax Band = F
- 📍 Stunning "Chef's" Kitchen
- 📍 4/5 Beds plus 2 Baths
- 📍 Fabulous Southerly Garden
- 📍 Freehold / EPC =

**£775,000**

## INTRODUCTION

This is a truly exceptional residence. Beautifully appointed and stylishly presented, the property has been transformed by the current owners into a magnificent home of architectural distinction. The sense of scale is immediate upon entering the fabulous reception hall, where an oak and glass staircase rises to a galleried landing.

The heart of the home is the expansive lounge, featuring floor-to-ceiling glazing and bi-folding doors with automated blinds that open fully to the rear garden. The kitchen is a chef's dream, equipped with high-gloss units and a granite-topped central island featuring a prep sink and Quooker tap. A full suite of premium appliances includes two AEG smart ovens, a Miele induction hob, and a second Quooker boiling water tap. Beyond the kitchen lies a practical utility room and a dining room, while a ground floor bedroom (currently used as a home office) offers bi-folding doors to the garden and access to a modern shower room.

The principal suite on the first floor is a triumph of design, boasting a walk-in wardrobe, a luxurious en-suite, and a striking glazed gable wall with a private balcony overlooking the grounds. Two further double bedrooms complete the first floor.

Technically unrivaled, the home features smart underfloor wet heating (GF), smart lighting, a high-spec 11-camera CCTV system, and Wi-Fi extensions throughout. Versatility is enhanced by a rear lobby and home office within the double garage, which offers clear potential for conversion into a self-contained annex.

Externally, a resin driveway provides extensive parking, while the southerly-facing rear garden is a delight, featuring a filtered stream, a waterfall, and a smart automated watering system. This property represents a rare fusion of contemporary style and incredible functionality.



## LOCATION

Temple Close is a much sought after street scene within the desirable village of Welton. Welton is one of the most picturesque and photographed villages in the East Riding of Yorkshire. Centred around its beautiful village green, duck pond, and the historic St Helen's Church, it offers an enviable quality of life defined by timeless charm and character. Nestled at the foot of the Wolds, Welton provides a peaceful residential setting that has long been considered one of the region's most idyllic places to live.

The village is home to the famous Green Dragon—a historic coaching inn—and a charming social club, both serving as central hubs for community life. For extensive shopping, residents are perfectly positioned minutes away from the facilities in Brough, while the nearby Welton Waters Adventure Centre offers fantastic opportunities for sailing and outdoor recreation.

The village is served by the well-regarded Welton Primary School. For secondary education, the village falls within the catchment for South Hunsley School and Sixth Form College in the adjacent village of Melton. Furthermore, prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach, ensuring excellent choices for all age groups.

Welton provides superb regional connectivity, offering easy access to major transport links. Situated just off the A63, the village provides a direct route to Hull city centre and the wider M62 network. For rail travel, the nearby station at Brough offers regular regional services and direct high-speed links to London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 10 miles
- Beverley: Approx. 10 miles
- York: Approx. 34 miles
- Leeds: Approx. 58 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*

Spacious and welcoming with oak flooring and an oak and glass staircase leading up to the galleried landing.



## LIVING ROOM

Stunning space with floor to ceiling windows to one wall and bi-folding doors fitted with remote controlled blinds that lead out to the patio.





## *DINING ROOM*



## BEDROOM / OFFICE

With fitted storage and bi-folding doors leading out to the patio.

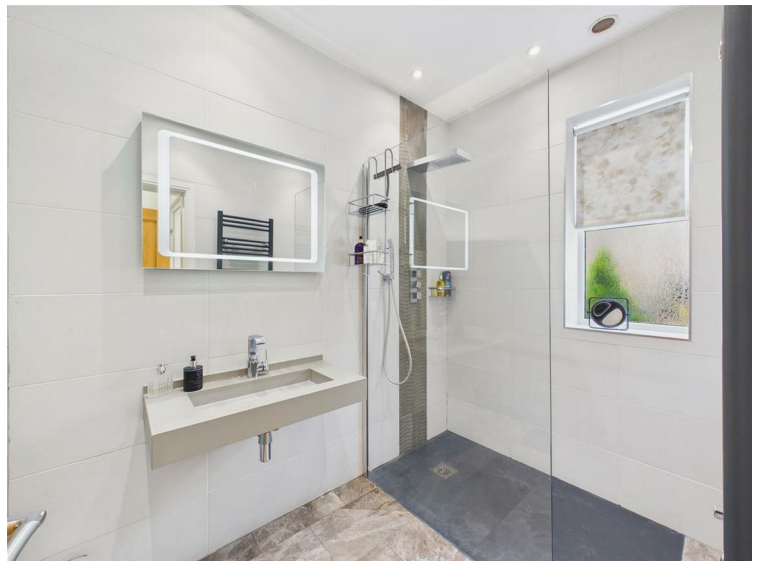


## INNER LOBBY

Providing access to the shower room and W.C.

## SHOWER ROOM

With contemporary suite comprising a walk in shower with rainhead and handheld shower, feature basin with lit mirror above, tiled floor and part tiling to walls, inset spot lights and window to side.



## W.C.

With low flush W.C. and vanity unit with wash hand basin. Window to rear.



## KITCHEN

This 'Chef's dream' kitchen offers a high-specification finish with gloss cabinetry and granite work surfaces throughout. The central island serves as a focal point, hosting a Miele induction hob and a Quooker instant boiling water tap. Premium integrated appliances include two AEG smart ovens, an AEG microwave, a Siemens warming drawer, and independent larder fridge and freezer units. A dedicated utility-zone to one corner houses a further sink with a second Quooker tap and a Miele dishwasher. The dual-aspect space features bi-folding doors to the garden and windows to the front, all equipped with remote-controlled automated shutters for effortless light control.





## UTILITY ROOM

With fitted storage and plumbing for a washing machine plus space for dryer. Window to the front elevation and tiled floor. Internal access door to garage.



## GARAGE

With automated door and access door to rear lobby.

## REAR LOBBY

With fitted units incorporating a sink and drainer. There is an electric heater and external access door to rear.



## OFFICE

This space has been converted from the double garage and together with the rear lobby and W.C. would be an ideal self contained annex.



## W.C.

With low flush W.C. and vanity unit with wash hand basin.

## FIRST FLOOR

## *GALLERIED LANDING*

With Velux windows to the rear elevation.



## *BEDROOM SUITE*

Superb suite with fabulous glazed gable wall with door leading to a balcony overlooking the rear garden.



## *BALCONY*



## *WALK IN WARDROBE*

Fitted with shelving and hanging space.

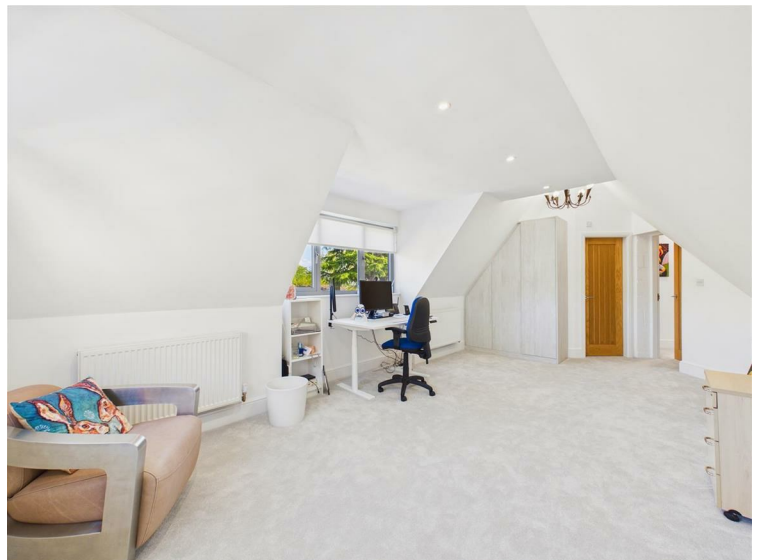
## *EN-SUITE BATHROOM*

This luxurious suite comprises a bath, walk in shower, low flush W.C., vanity unit with quartz tops and twin sinks plus fitted cabinets with quartz tops. Tiling to walls and floor, heated towel rail and window to rear.



## BEDROOM 2

With windows to the front and side elevations. Storage cupboard.



## *BEDROOM 3*

Window to the front elevation.



## *OUTSIDE*

Occupying a superb plot of approximately 0.23 acres, the property is approached via a high-quality resin driveway leading to the garage with an automated door. The rear garden enjoys a favoured southerly aspect, featuring a spacious patio area that transitions seamlessly from the internal living spaces. This entertaining area is bordered by a bespoke filtered stream and cascading waterfall, creating a tranquil backdrop for alfresco dining. Beyond the water feature, steps descend to a landscaped lawn, with the entire outdoor space further enhanced by a smart automated irrigation system and comprehensive smart exterior lighting.



## *PATIO AREA*



*FRONT VIEW*



## REAR VIEW



## HEATING

The property has the benefit of wet underfloor heating to the ground floor and gas central heating to radiators on the first floor. There are wall mounted electric heaters in the office off the garage.

## 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 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. 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*

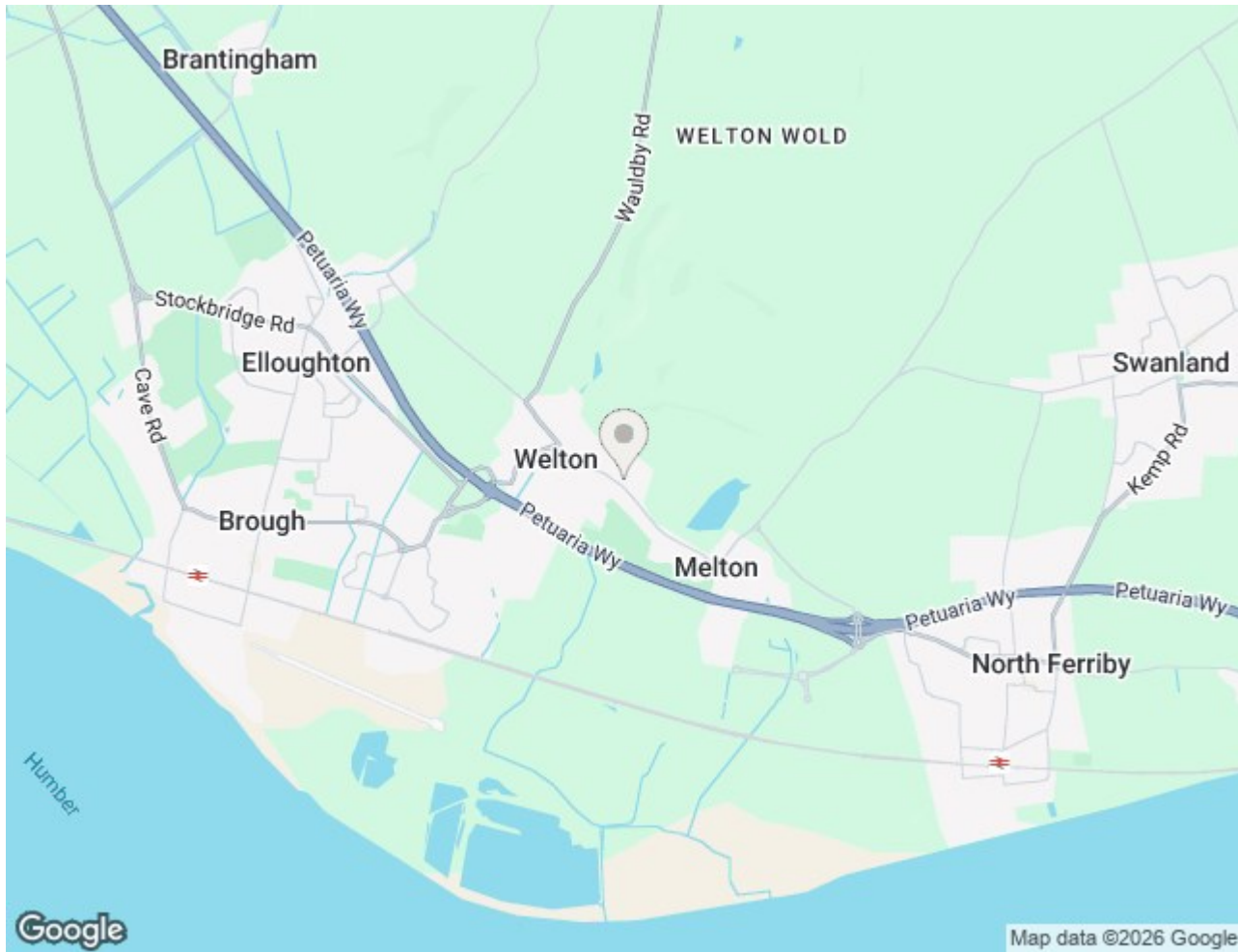
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	