



*16 Nordham, North Cave, East Yorkshire, HU15 2LT*

 Contemporary Detached House

 High Specification throughout

 Up to 6 bedrooms

 Council Tax Band = G

 Outdoor entertaining space

 Open Plan Living Kitchen

 3 Acres Overall

 Freehold/EPC = C

**£995,000**

## INTRODUCTION

Rarely do you find such a truly amazing property with its high specification, contemporary interior, great outdoor entertaining space and an overall site of approximately 3 acre including a 1 acre paddock/field. This fine home is nestled in the centre of Nordham, a beautiful and highly desirable residential area forming part of the village of North Cave and being close to the Hotham Hall Estate and its stunning surroundings. The house was originally built by the highly respected local developer Ispace to an exacting high specification providing all the luxuries of modern living. It has been further enhanced by the addition of a fabulous extension creating a stunning open plan kitchen/dining/living space with bi fold doors opening out to the entertaining area and a log burner for those cosy winter nights. In addition to this 'day to day' space, there are three further reception room/areas and practicalities are catered for by a utility room and downstairs cloaks/W.C.. Overall there are up to 6 bedrooms available across the upper two floors being served by four bath/en-suites. Features also include underfloor heating through, double glazing, a high insulation factor, integrated audio system, quality kitchen and bathrooms, all creating a home with everything you could wish for. The property stands proudly on Nordham with a stone wall to the front and driveway leads through an automated gated entrance to extensive parking and the double garage which has addition parking beyond. Directly to the rear of the house lies a superb outdoor entertaining/relaxing space with paved and decked terraces including a hot tub. A lawn extends beyond. A particular feature is the amount of land that the property has which extends to around 3 acres with a central grassed field (could easily become a paddock) of around 1.165 acre being surrounded by woodland to its perimeters. In all, an absolute delight of a property which stands in such a beautiful location between North Cave and Hotham which provides easy links towards Beverley, York or the national motorway network.



## LOCATION

Nordham is a beautiful and highly desirable residential area which forms part of the village of North Cave yet it has its own particular appeal enjoying the feel of a rural hamlet and being close to Hotham Hall Estate with a public footpath leading from the lake into Hotham village itself. North Cave enjoys an active community with its own public house, newsagent, post office, village hall, primary school and a wide variety of clubs, events and activities to embrace including its own women's institute, plus cricket, football and indoor bowls for sporting enthusiasts.

You can enjoy charming village lifestyle whilst being well connected to the surrounding areas. Situated within easy access of Junction 38 of the M62 motorway as well as the A63, you can quickly reach the largest cities of Hull, Leeds, York, Sheffield and Doncaster. The historic market town of Beverley also lies nearby. Brough train station is within a 10 minute drive which runs regular services to these towns and cities plus a direct link to London's Kings Cross (2 and a half hours) making it an ideal place from which to commute and explore.

From this idyllic setting you can also enjoy the many local attractions on your door step such as North Cave Wetlands - a Yorkshire Wildlife trust nature reserve with walking trails, grazing animals and a variety of wildlife to observe. South Cave falconry sanctuary is a great place for families of all ages, offering guided tours of the aviaries, spectacular flying sessions and a small animal petting farm. Approximately a mile away is Williams Den, an award winning adventure centre perfect for little explorers to connect with nature. The property also lies close to the Yorkshire Wolds Way which is ideal for walking and cycling.

When its time to relax, you cannot fail to be impressed with the grandeur of nearby Cave Castle with its original turrets and historic features making a perfect country retreat where you can indulge in golf, dining, spa treatments or health club.

Beverley - 11 miles

Hull - 15 miles

Humberside Airport - 22 miles

York - 26 miles

Doncaster - 34 miles

Leeds - 46 miles



## ACCOMMODATION

Residential entrance door opens to:



## ENTRANCE RECEPTION

An open plan spacious entrance reception with contemporary tiling to the floor. Turning staircase leading up to the first floor with storage cupboard beneath. There is an air conditioning server room housing control 4 AV system situated off the hallway.



### STUDY/GYM

In an open plan style off the hallway with window to front elevation, ceiling mounted TV point.



### CLOAKS/W.C.

With low level W.C., contemporary wash hand basin on plinth, tiled floor.

## LOUNGE

A great sized room with window to front elevation, recessed spot lights and speaker to ceiling. There is an automated canvas blind which separates the room from being open plan to the living room if required.



## KITCHEN

A stunning kitchen with high gloss fronted handleless units to wall and floor. A grand island with quartz top breakfast bar peninsular has an undercounter one and a half stainless steel sink with professional mixer tap and InSinkErator instant hot water tap. Further units are topped with black granite and there is Siemens induction hob with concealed extractor above, oven with large warming drawer, microwave, integrated fridge, integrated freezer, dishwasher. An oak tread staircase with glass and steel balustrade leads up to the galleried landing above. This room is vaulted in style with a series of Velux windows allowing light to flood in. It is open plan in style through to the living/dining area.





## LIVING/DINING AREA

A simply stunning open plan space with light flooding in through two large ceiling lanterns and two walls and glazing both with bi fold doors. There is a corner log burner for those cosy winters nights and wall mounted TV point.





## DAY ROOM

Situated to the rear of the house with windows overlooking the garden, double doors leading out. There is a projection system with automated screen to one wall and TV.



## UTILITY ROOM

With a range of fitted units, large stainless steel sink and drainer with mixer tap, plumbing for automatic washing machine, space for dryer, tiling to floor, wall mounted gas fired central heating boiler and door to side elevation.



## FIRST FLOOR

### CENTRAL LANDING

A central landing with a further staircase leading up to the second floor.

## REAR GALLERIED LANDING

The main bedroom suite is accessed via a galleried landing, either via the main hallway or the secondary staircase leading out of the kitchen.



## BEDROOM 1

A great bedroom space with part vaulted ceiling and a window providing a fabulous view across the garden and paddock beyond. There is a "walk in" wardrobe with fitted hanging and shelving facilities.



## EN-SUITE

In an open plan style off the bedroom area with beautiful travertine tiling to floor and walls. This wet room features a shower area with rainhead and handheld shower system, oval shaped bath, low level WC. and oval shaped wash hand basin upon tiled plinth.



## BEDROOM 2

With window to front elevation.



### EN-SUITE SHOWER ROOM

With low level W.C., circular wash hand basin on plinth, "walk in" shower area with glazed partitions, rainhead shower an travertine tiling to walls and floor.



### BEDROOM 3

Window to rear elevation.



### BEDROOM 4

Window to front elevation.

## BATHROOM

With contemporary suite comprising freestanding oval shaped bath with tap stand, low level W.C., oval shaped wash hand basin on plinth, "walk in" shower area with glazed partition, rainhead and handheld shower system. Beautiful travertine tiling to floor and walls, heated towel rail.



## SECOND FLOOR

### LANDING

Access to storage cupboard.

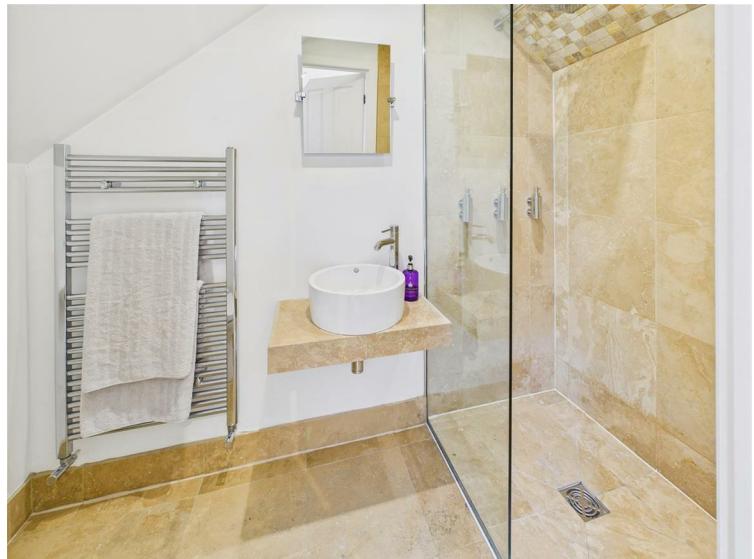
### BEDROOM 5

A double bedroom with Velux style windows.



### EN-SUITE SHOWER ROOM

With suite comprising low level W.C., circular wash hand basin on tiled plinth, "walk in" shower area with rainhead shower. Beautiful travertine tiled floor and walls.



### BEDROOM 6

With Velux windows, tank cupboard and store cupboard situated off.



## OUTSIDE

The property occupies an attractive position on the street scene with stone wall to the front elevation and slate garden behind with central path up to the front door. A driveway leads to the side of the house and an automated gate opens to the block set parking forecourt and double garage with further parking behind, ideal for a motorhome or caravan. Directly to the rear of the house extends a beautiful paved terrace with fitted sun sail, external lighting, speakers, log store, a stainless steel waterfall feature and wall heaters creating an ideal place to enjoy those summers evenings. There is also external hot and cold water taps and power supply available. There is a large composite decked patio area with feature glass balustrade and an inset hot tub. A lawned garden extends beyond.





*REAR VIEW*



## DOUBLE GARAGING

There are two automatic up and over entry doors to the double garage, behind which is further hard standing ideal for motorhome/trailers etc.



## PADDOCK + WOODLAND

An area of land extending to approx. 2.781 acre lies beyond the formal gardens and includes a paddock/grassed field of over an acre with woodland to its perimeter. The property has an overall site of approx. 3 acres.



## HEATING

Underfloor heating throughout via a gas fired boiler.

## DOUBLE 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. 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.

## AGENTS NOTE

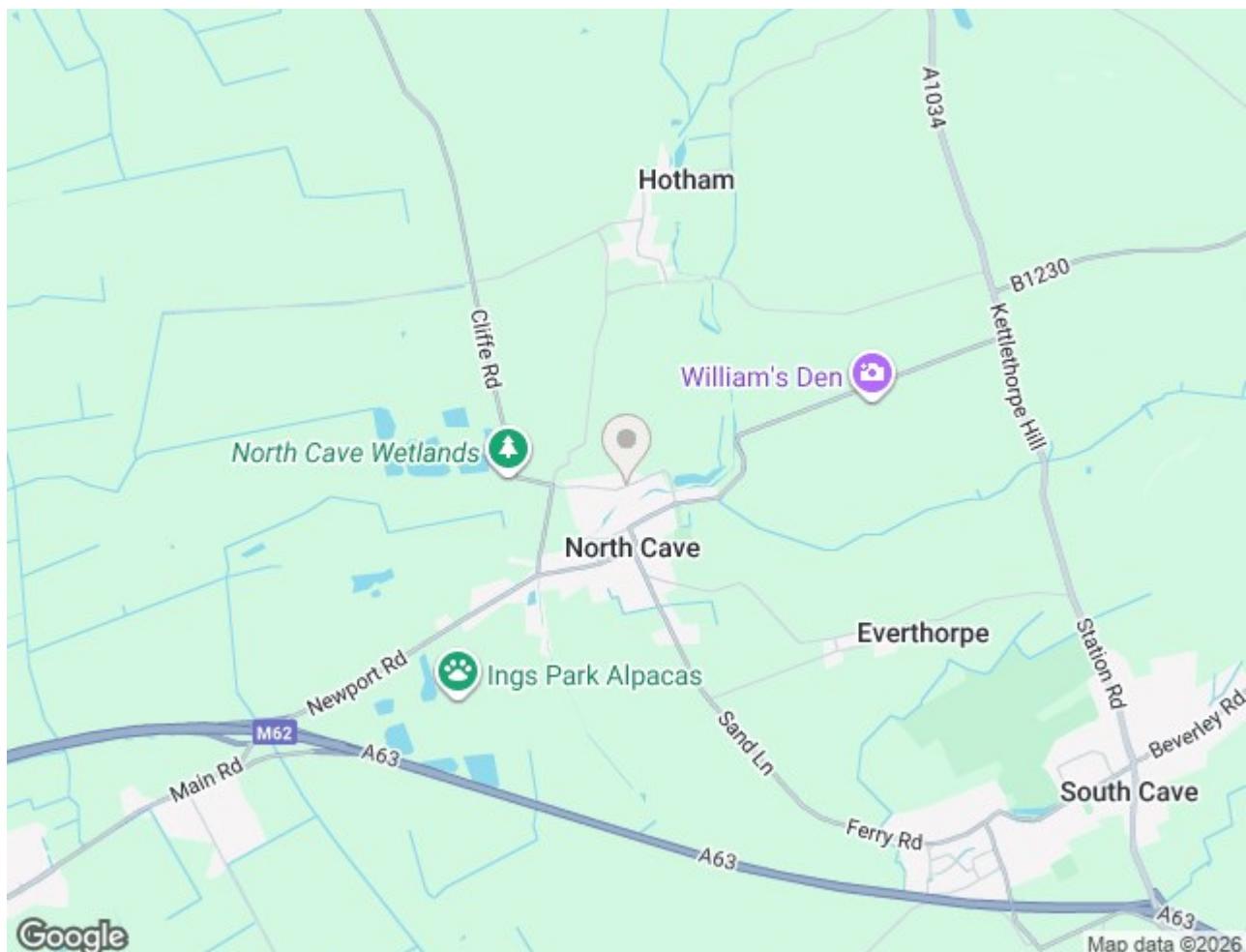
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew 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 Matthew 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.

## 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.

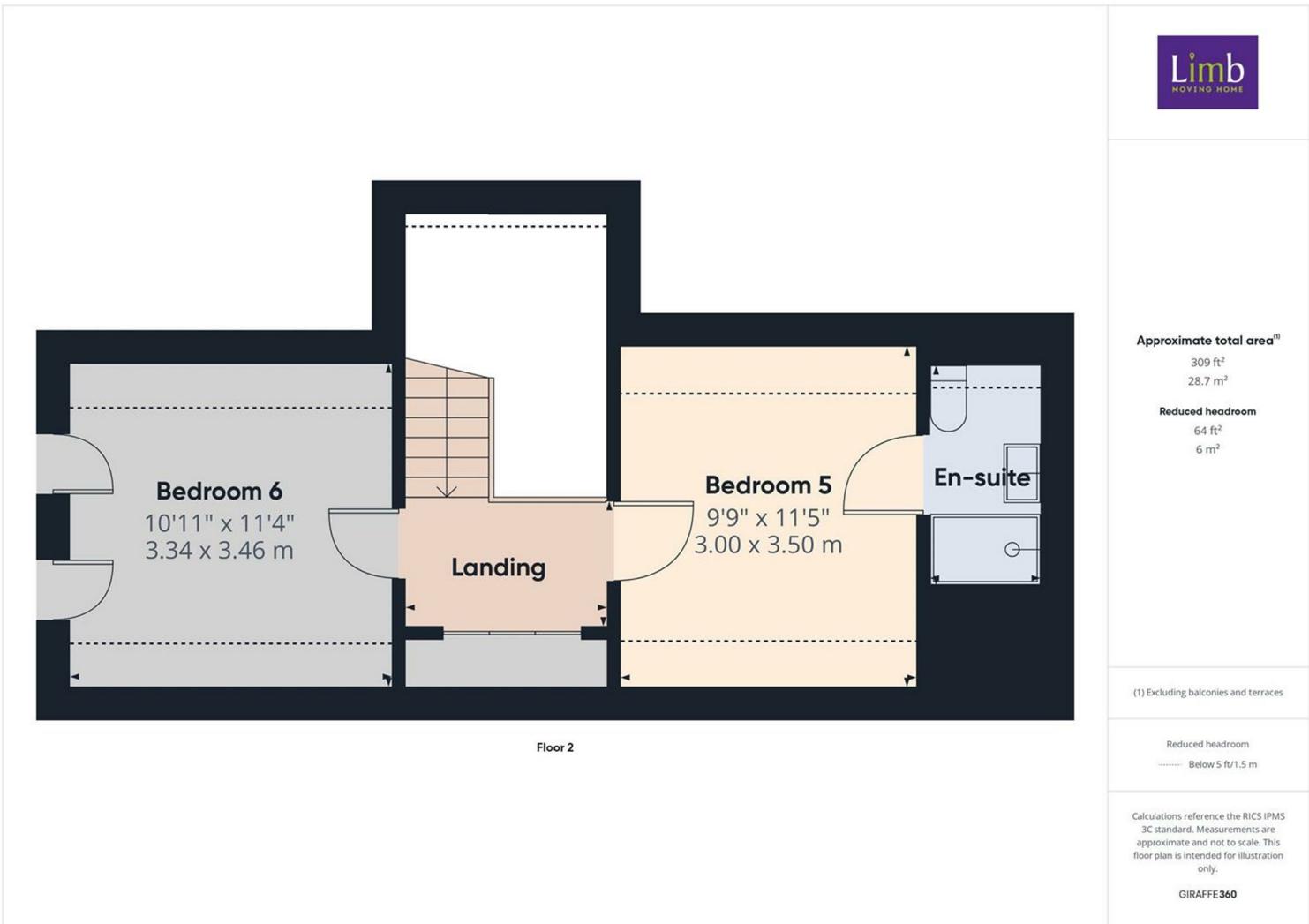
## VALUATION SERVICE

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) A                                 |                            | 94  |
| (81-91) B                                   |                            |   |
| (69-80) C                                   |                            |   |
| (55-68) D                                   |                            |   |
| (39-54) E                                   |                            |   |
| (21-38) F                                   |                            |   |
| (1-20) G                                    |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

## Environmental Impact (CO<sub>2</sub>) Rating

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