

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*5 Castle Farm Court, South Cave, East Yorkshire, HU15 2FH*

- 📍 Prime Location
- 📍 Golf Course Views
- 📍 Deceptively Spacious
- 📍 Council Tax Band = D
- 📍 Superb Living Conservatory
- 📍 Large Garden
- 📍 Driveway & Garage
- 📍 Freehold / EPC = C

**£465,000**

## INTRODUCTION

Enjoying a prime position on a large plot within Castle Farm Court, this deceptively spacious four-bedroom home offers an enviable lifestyle. While requiring some modernization, the property features a spacious entrance hallway with cloaks/W.C., dining kitchen and utility room, home office, and a truly stunning living room and conservatory with views across Cave Castle golf course. There are three double bedrooms and a good sized single bedroom plus an en-suite shower room to the main bedroom and a family bathroom. The property has the benefit of double glazing and gas central heating plus underfloor heating in the living room and conservatory. The large garden is laid mainly to lawn with a patio area.

The driveway provides ample parking and there is a single garage with automated door. With uninterrupted views across the golf course, this home has it all.

## LOCATION

The property forms part of a delightful courtyard development, tucked away at the end of Church Hill which is accessed from West End, to the side of the entrance to Cave Castle. This beautiful part of the village comprises many period properties, an historic church and Cave Castle complete with it's golf course.

The picturesque village of South Cave is situated at the foot of the Yorkshire Wolds, approximately 14 miles to the west of Hull and just 10 miles from the historic market town of Beverley. This is a great location for the commuter, family or country lover alike. Instant access to the A63/M62 motorway network makes many regional and national business centres such as Leeds, Sheffield and Manchester easily accessible. The nearby village of Brough has a mainline railway station with regular services to Hull, Leeds, Manchester, Doncaster, York and London Kings Cross (approx 2 hours). Overseas travel is also made easy with Humberside Airport just 20 miles away, Doncaster Sheffield airport 38 miles away and Leeds Bradford airport is just 59 miles away. Thus, the village provides excellent links both locally and nationally.

Beverley - 10 miles

Hull - 14 miles

Humberside Airport - 20 miles

York - 28 miles

Doncaster - 37 miles

Leeds - 50 miles



## ACCOMMODATION

Residential entrance door to:



## ENTRANCE HALL

With tiled floor and staircase leading to the first floor with cupboard under.



## CLOAKS/W.C.

With low flush W.C. and wash hand basin.

## STUDY

11'7" x 7'1" approx (3.53m x 2.16m approx)  
With door to the living room/conservatory.

## KITCHEN

14'7" x 12'4" approx (4.45m x 3.76m approx)

Having a range of base and wall units, laminate worktops, sink and drainer, mid level oven, further double oven and four ring gas hob, insets pot lights, tiled floor and window to rear. Open plan through to the dining room.



## DINING ROOM

12'4" x 11'7" approx (3.76m x 3.53m approx)

With feature fireplace housing a living flame gas fire. Double doors lead through to the conservatory and living area.



## UTILITY ROOM

With fitted units, sink and drainer, plumbing for a washing machine, tiled floor, window to side and door to the garden.

## CONSERVATORY

30'3" x 12'0" approx (9.22m x 3.66m approx)

Measurements to extremes.

Stunning room to the rear of the property overlooking the garden and views of the golf course beyond. Two sets of double doors lead out to the rear garden. Underfloor heating.



## LIVING ROOM

19'0" x 9'5" approx (5.79m x 2.87m approx)

Enjoying views across the golf course. With underfloor heating and solid pitch tiled roof.



## FIRST FLOOR



## LANDING

Spacious with storage cupboard and further cupboard with hanging space. Window to front.



## BEDROOM 1

19'11" x 11'3" approx (6.07m x 3.43m approx)  
With windows to rear enjoying views across the golf course.



## VIEW FROM BEDROOM 1



## EN-SUITE

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Half tiled and window to side.



## BEDROOM 2

12'5" x 10'9" approx (3.78m x 3.28m approx)  
Window to rear.





## BEDROOM 3

12'5" x 9'10" approx (3.78m x 3.00m approx)  
Window to rear.



## BEDROOM 4

10'9" x 7'1" approx (3.28m x 2.16m approx)  
Window to front.



## BATHROOM

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Part tiling to walls, window to rear.



## OUTSIDE

The property enjoys a prime position with superb open views across the golf course. The driveway is accessed through an archway and provides excellent off street parking and the single garage has an automated door. The garden is mainly lawned with a patio area and shrubbery.



## REAR VIEW OF PROPERTY



## DRIVEWAY & GARAGE



## TENURE

Freehold



## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

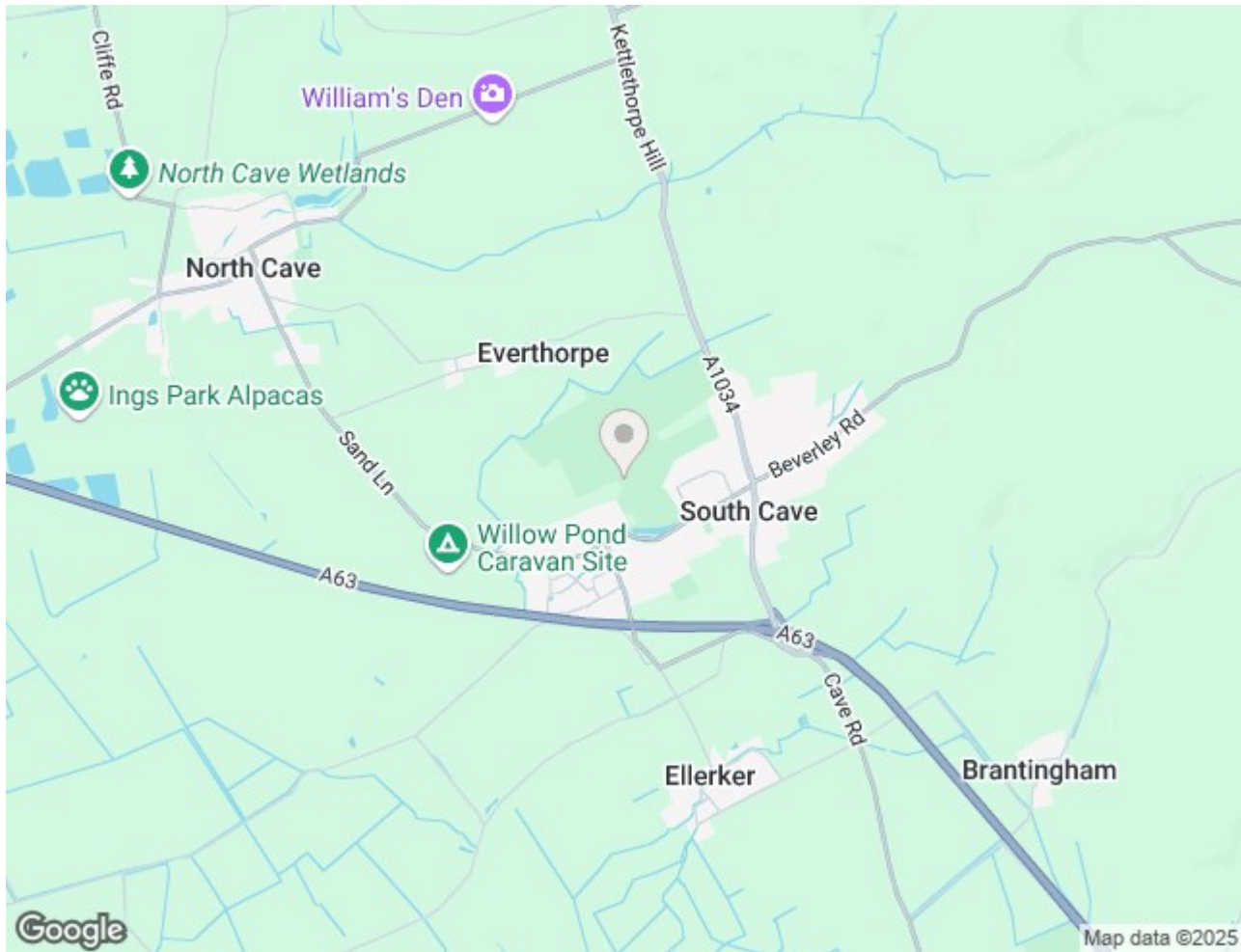
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

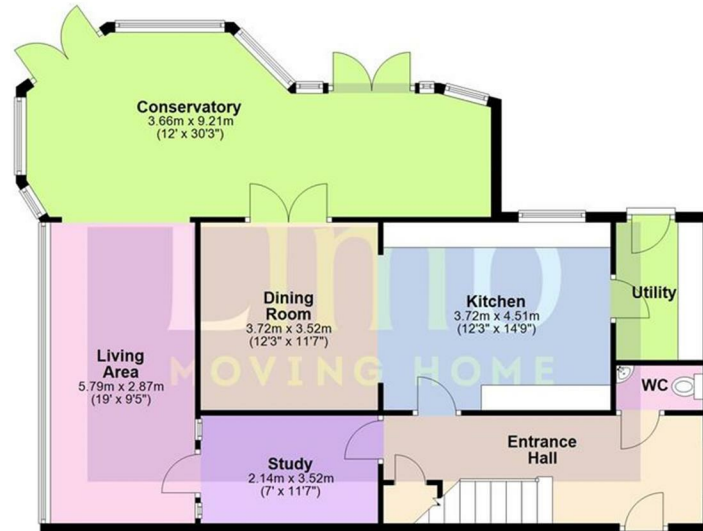
## VALUATION SERVICE

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.



## Ground Floor

Approx. 104.4 sq. metres (1123.7 sq. feet)



## First Floor


Approx. 82.0 sq. metres (883.1 sq. feet)



Total area: approx. 186.4 sq. metres (2006.8 sq. feet)



## 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>	<b>74</b>	<b>80</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	