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Matthew  
**Limb**  
MOVING HOME



*Swan House 41a Church Street, North Cave, East Yorkshire, HU15 2LJ*

- 📍 Outstanding Det. House
- 📍 Contemporarily Presented
- 📍 Best of Modern Living
- 📍 Spectacular Kitchen
- 📍 5 Beds/3 Baths
- 📍 Site of Approx. 0.3 Acre
- 📍 Large Double Garage
- 📍 EPC = B

**£925,000**



## INTRODUCTION

Just look at the photos! This amazing bespoke detached property offers the very best of modern living with its feature glazing, open plan spaces and contemporary specification. Built in recent times and highly energy efficient the property occupies a site of around 0.3 acre, discreetly situated behind the front line of properties along Church Street. It is accessed across a private driveway and upon arriving at the property, an automated sliding gate opens to reveal this outstanding home. Gardens have a sunny aspect and surround the home, plus there is a large detached garage and excellent parking. The stunning accommodation has been carefully designed to combine open plan spaces and separate reception rooms. A fabulous vaulted entrance reception has a bespoke staircase and feature glazing. The heart of the house is a spectacular open plan kitchen/dining area which links into the sitting room and playroom beyond. There is also a large utility room, downstairs W.C and a ground floor shower room. The main living area has a log burner and beautiful wide opening sliding doors out to the terrace. There is also a separate reception room ideal for a variety of purposes including a home study. At first floor the galleried landing provides access to all five bedrooms including a luxurious main suite with its walk in wardrobe/dressing area and a stylish en-suite. Two of the bedrooms share a 'Jack and Jill' en-suite and there is a separate family bathroom. The accommodation has the benefit of double glazing and underfloor heating.

In all a fine home of which viewing is strongly recommended.



## LOCATION

The property is discreetly located off the picturesque street scene of Church Street where a number of period properties and homes of distinction are to be found. The sought after village of North Cave lies to the foot of the Yorkshire wolds and retains a real village feel with a sense of community. The village has its own pre-school and primary school and currently falls within the catchment area for the highly regarded South Hunsley School and Sixth Form, for which there is a school bus service. It also retains a local shop, post office and pub, village trust recreation and sports club, canoe, sub aqua and indoor bowls clubs and the well renowned Williams Den, all helping to make North Cave a friendly place to live. For the wildlife lover, North Cave wetlands, a Yorkshire Wildlife trust reserve, lies nearby and is home to an array of birds of regional importance. Minutes from local shops and beautiful countryside this is ideal for walking, riding, cycling and exploring picturesque villages. Ideally situated for the commuter with junction 34 the A63/M62 motorway network located approximately 1 mile to the south and in easy reach of Brough's mainline railway station, the village provides good links both locally and nationally. The city of Hull's renaissance is illustrated by The Deep - a world renowned oceanographic discovery centre and culture includes a fabulous museum quarter together with Hull New Theatre and Hull Truck which regular feature musicals, opera, ballet, drama and pantomimes. The historic town of Beverley lies approximately 10 miles distance known for its Westwood, impressive Beverley Minster and historic market place.



## ACCOMMODATION

### RECEPTION HALLWAY

A stunning reception space with a vaulted ceiling and feature glazed gable. A bespoke oak and glass staircase leads up to the first floor. There is a beautiful oak parquet floor running throughout.

### CLOAKS/W.C

With low level W.C, wash hand basin and tiled surround.

## LOUNGE

18'1" x 16'0" approx (5.51m x 4.88m approx)

A super space which provides a lovely view across the rear garden and access out to the terrace via beautiful wide sliding doors. There is a media wall with shelving, log burner, coffered ceiling, beautiful oak parquet flooring.



## STUDY

10'7" x 9'1" approx (3.23m x 2.77m approx)

Up to fitted cupboards running to one wall, picture window to front elevation.



### OPEN PLAN KITCHEN/DINING

24'10" x 20'3" approx (7.57m x 6.17m approx)

A spectacular open plan space which links through to the sitting area and beyond. The kitchen features a bespoke range of marine blue coloured units with matching grand island and granite tops. There is a range cooker with extractor hood above, integrated oven, dish washer, larder style fridge and freezer. Tiling to the floor, windows to front, side and rear elevations. A tiled floor extends throughout and there is a gas stove to the chimney breast.





### SITTING ROOM

18'6" x 12'10" (5.64m x 3.91m)

Situated off the open plan kitchen/dining area. This delightful room has wide sliding doors leading out to the rear terrace. There is a log burner to the chimney breast, beautiful oak parquet flooring and a part vaulted ceiling.





### *PLAY AREA*

12'10" x 10'8" approx (3.91m x 3.25m approx)

With picture windows to two sides, velux windows to the vaulted ceiling.

### *UTILITY ROOM*

13'4" x 5'9" approx (4.06m x 1.75m approx)

With a range of fitted units, sink and drainer, plumbing for an automatic washing machine and space for further appliances, tiled floor and external access door to rear.

### *SHOWER ROOM*

With low level W.C, wash hand basin and walk-in shower area, with both a rainhead shower and handheld shower. Tiling to the walls and floor.

### *FIRST FLOOR*

### *GALLERIED LANDING*

With glazed gable overlooking the front.



### *BEDROOM 1*

14'6" x 13'5" approx (4.42m x 4.09m approx)

Plus door recess. Windows to front and side elevations.

Situated of the bedroom area lies a walk-in wardrobe/dressing area with open shelving and hanging facilities.



### *EN-SUITE*

A stylish en-suite with twin wash hand basins, concealed flush W.C., walk-in shower area with rainhead shower and handheld shower, tiling to the walls and floor.



### *BEDROOM 2*

11'2" x 10'0" approx (3.40m x 3.05m approx)  
Plus door recess with window overlooking the rear garden. Access to:



### *'JACK AND JILL' EN-SUITE*

With suite comprising concealed flush W.C, wash hand basin and cabinet, large shower area with glazed partition, tiling to the floor. This room is also accessible from bedroom 3.





### BEDROOM 3

11'6" x 10'7" approx (3.51m x 3.23m approx)

Window to front elevation, access to 'Jack and Jill' en-suite.



### BEDROOM 4

12'10" x 11'5" approx (3.91m x 3.48m approx)

With window to rear elevation.



### BEDROOM 5

11'3" x 11'0" approx (3.43m x 3.35m approx)

With fitted wardrobes, window to front elevation.



### BATH/SHOWER ROOM

A cleverly designed room with concealed flush W.C, wash hand basin with mirror above, bath and shower area with glazed partition, rainhead shower and handheld shower. Tiling to the walls and floor, heated towel rail.



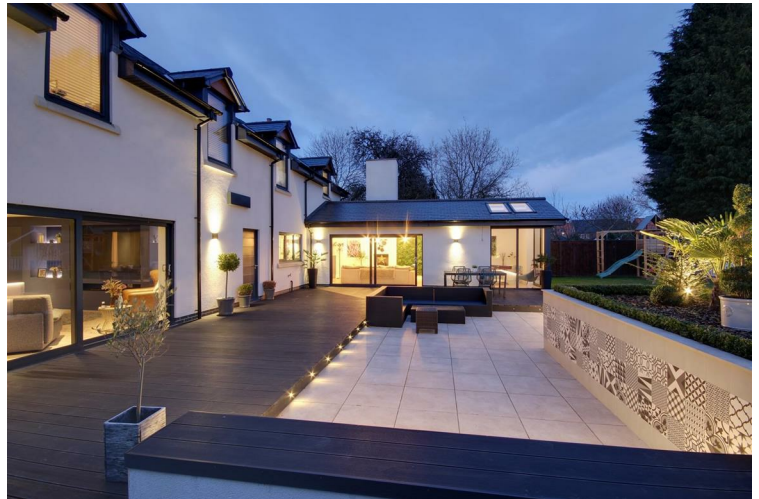
### OUTSIDE

The property occupies a site of around 0.3 acre, discreetly situated behind the front line of properties along Church Street. It is accessed across a private driveway and upon arriving at the property, an automated sliding gate opens to reveal this outstanding home. Gardens have a sunny aspect and surround the home, plus there is a large detached garage and excellent parking. Directly to the rear of the house is a decked and paved terrace with raised seating and feature planter. The garden is to be enjoyed!





*PATIO*



*REAR VIEW OF THE PROPERTY*



*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 G. 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*

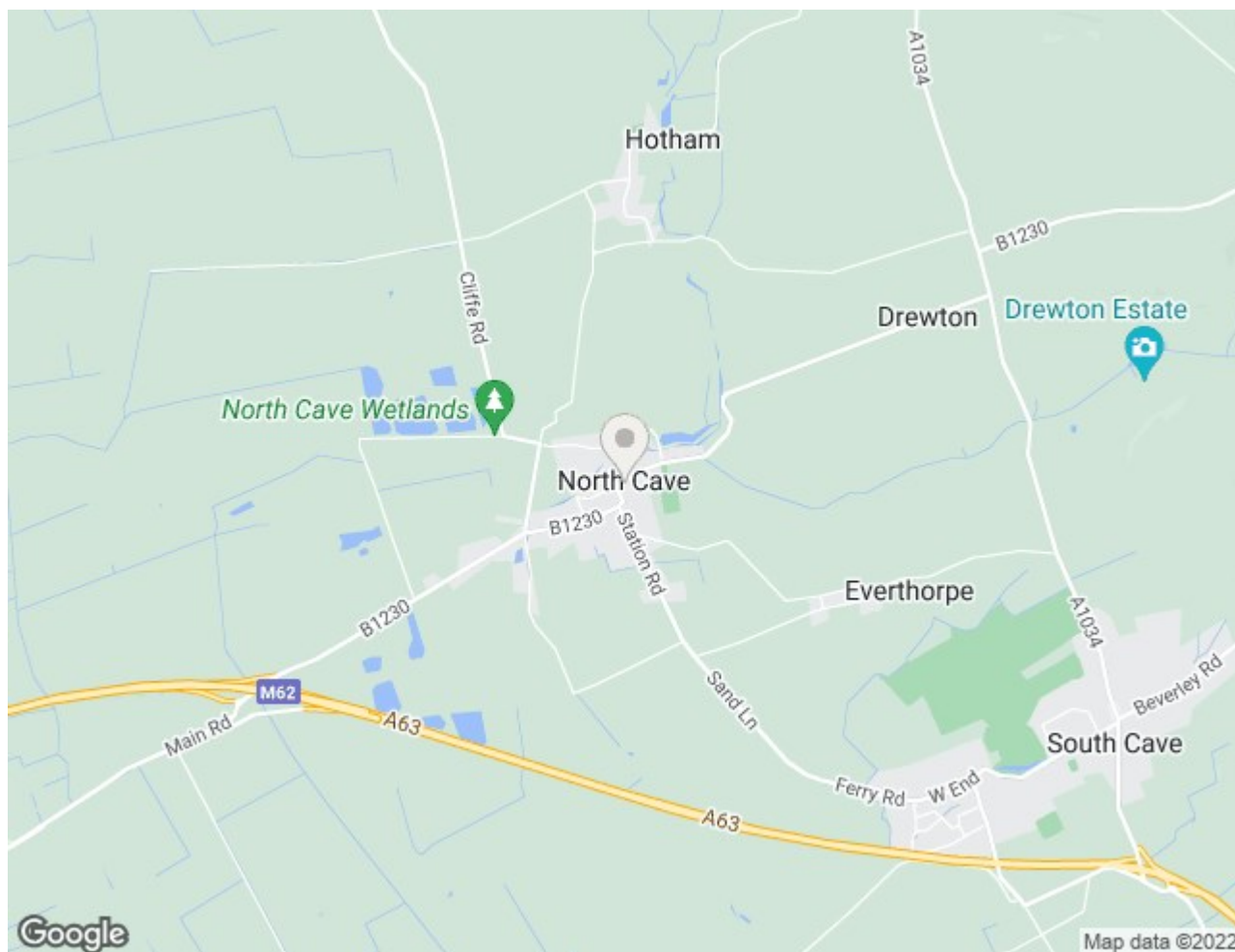
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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








Total area: approx. 279.1 sq. metres (3004.7 sq. feet)





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B	85	
(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 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 2002/91/EC	