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Limb
MOVING HOME



1 The Paddock, North Ferriby, East Yorkshire, HU14 3JU

- 📍 Individual Detached Residence
- 📍 Plot of Approx. 0.65 Acre
- 📍 Swimming Pool Complex
- 📍 Council Tax Band = G
- 📍 5 Beds/3 Baths
- 📍 South Facing Garden
- 📍 Prime Location
- 📍 Freehold/EPC = D

£895,000

INTRODUCTION

A unique and distinguished detached residence situated on a stunning plot in a highly sought-after location. This exceptional home boasts an impressive indoor heated swimming pool complex and is complemented by a south-facing private garden. The layout, detailed in the accompanying floorplan, includes four elegant reception rooms, a well-equipped kitchen, a utility room, and a pantry. The property offers five bedrooms, two with en-suite facilities, as well as a separate family bathroom. Notable features include gas-fired central heating and uPVC double glazing throughout.

The swimming pool complex is a highlight, featuring a vaulted ceiling, changing rooms, and a conservatory overlooking the rear garden. The property occupies a commanding position with a wide frontage on Woodgates Lane, one of the area's most prestigious addresses, which connects North Ferriby to the neighbouring village of Swanland. The area is renowned for its collection of impressive homes.

Outside, automated gates provide convenient access to ample parking and a spacious double garage. There is also a separate single garage at the property. This remarkable property offers a rare opportunity to reside in a desirable residential location, and early viewing is highly recommended.



LOCATION

The property stands on the corner of Woodgates Lane and The Paddock which is a private cul-de-sac serving only 4 dwellings. The surrounding area is home to many properties of distinction with North Ferriby being one of the areas most desirable villages. North Ferriby lies approximately 8 miles to the west of Hull and offers a good range of shops and amenities including a doctors surgery and convenience store. There are a number of amenities and recreational facilities plus a well reputed junior school with secondary school at the nearby South Hunsley School in the village of Melton. There are also a number of public schools nearby. The village boasts a mainline railway station and there is also convenient access available to the A63 leading into Hull City Centre to the east and the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

A spacious porch providing access to both the main dwelling and swimming pool complex.

W.C.

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

HALLWAY

Featuring a beautiful hardwood staircase leading up to the first floor. Decorative display niche to wall.



LIVING ROOM

23'10" x 13'10" approx (7.26m x 4.22m approx)
Having a commanding viewing south across the gardens with windows and sliding patio doors.



SITTING ROOM

15'1" x 13'10" approx (4.60m x 4.22m approx)
Again looking south with windows and sliding patio door. Beautiful wood flooring.



DINING ROOM

20'3" x 15'5" approx (6.17m x 4.70m approx)
With windows to the side elevation.



KITCHEN

14'7" x 11'10" approx (4.45m x 3.61m approx)
Having a range of quality units with granite work surfaces and breakfast bar peninsular. There is an undercounter sink with mixer tap, integrated oven with microwave, De-Dietrich induction hob with Elica extractor fan above, dishwasher, larger fridge. Window to front elevation, attractive wood flooring.



STUDY

15'2" x 10'4" approx (4.62m x 3.15m approx)
With fitted furniture including desk, shelves and cupboards. Attractive wood flooring, window to front elevation.



REAR LOBBY

With external access door. Doors to kitchen, utility and pantry.

UTILITY

With Belfast sink, cupboards, tiled flooring.

PANTRY

11'10" x 4'3" approx (3.61m x 1.30m approx)

With fitted floor to ceiling cupboards.

OUTSIDE W.C.

BOILER CUPBOARD

SWIMMING POOL COMPLEX

48'3" x 24'6" approx (14.71m x 7.47m approx)

A stunning indoor complex with underdrawn timber clad vaulted ceiling, The pool measures approximately 33ft in length by 13'2" and has a depth of approximately 4'8".

There are two changing rooms, shower, W.C., store room and plant room.



CONSERVATORY

19' 3" x 11'3" approx (5.79m x 3.43m approx)

Overlooking the gardens with double doors opening out to the terrace.



FIRST FLOOR

LANDING

A spacious landing with window overlooking the rear garden. Cylinder cupboard to corner.



BEDROOM 1

20'2" x 14'9" approx (6.15m x 4.50m approx)
Extending to 16'7" into a cantilever style window with seat overlooking the garden to the south. There is an extensive range of fitted wardrobing.



DRESSING ROOM

12'1" x 6'4" approx (3.68m x 1.93m approx)

With drawers and dressing table. To one end is a cupboard housing a boiler which serves the main bedroom suite and sitting room below.



EN-SUITE BATHROOM

15'6" x 8'0" approx (4.72m x 2.44m approx)

A luxurious suite with tiling to the walls and an oval bath, low level W.C., large shower enclosure, wall hung W.C. and bidet. There are two heated towel rails and fitted cupboards.



VIEW



BEDROOM 2

18'0" x 12'10" approx (5.49m x 3.91m approx)
With fitted furniture comprising wardrobes and dressing table, window to front elevation.



EN-SUITE SHOWER ROOM

With tiling to the walls, low level W.C., shower cubicle, cabinet with inset wash hand basin, heated towel rail.



BEDROOM 3

10'9" x 8'8" approx (3.28m x 2.64m approx)
Fitted wardrobe, window to front elevation.



BEDROOM 4

10'9" x 8'8" approx (3.28m x 2.64m approx)
Fitted wardrobe, window to front elevation.

BEDROOM 5

12'5" x 10'7" approx (3.78m x 3.23m approx)
Fitted wardrobes, windows to front and side.

BATHROOM

With suite comprising freestanding oval bath, wash hand basin, tiling to the walls.



W.C.

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

OUTSIDE

The property occupies a beautiful plot of around 0.65 acre overall with a wide curtilage to Woodgates Lane and access from The Paddock, a small exclusive cul-de-sac. There are two automated gates allowing easy access both in and out. Mature gardens surround the house with the rear garden enjoying a south facing aspect. There is an extensive paved terrace, ornamental rockery, lawns and many areas of interest. The garden also includes a greenhouse and a variety of sheds.



REAR VIEW



DRIVEWAY



GARAGING AND STORES

There is a double garage block measuring approximately 31'0" x 20'8" (internal) with two automated up and over entry doors and a personnel door to the rear. There is also a separate single garage at the property.

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

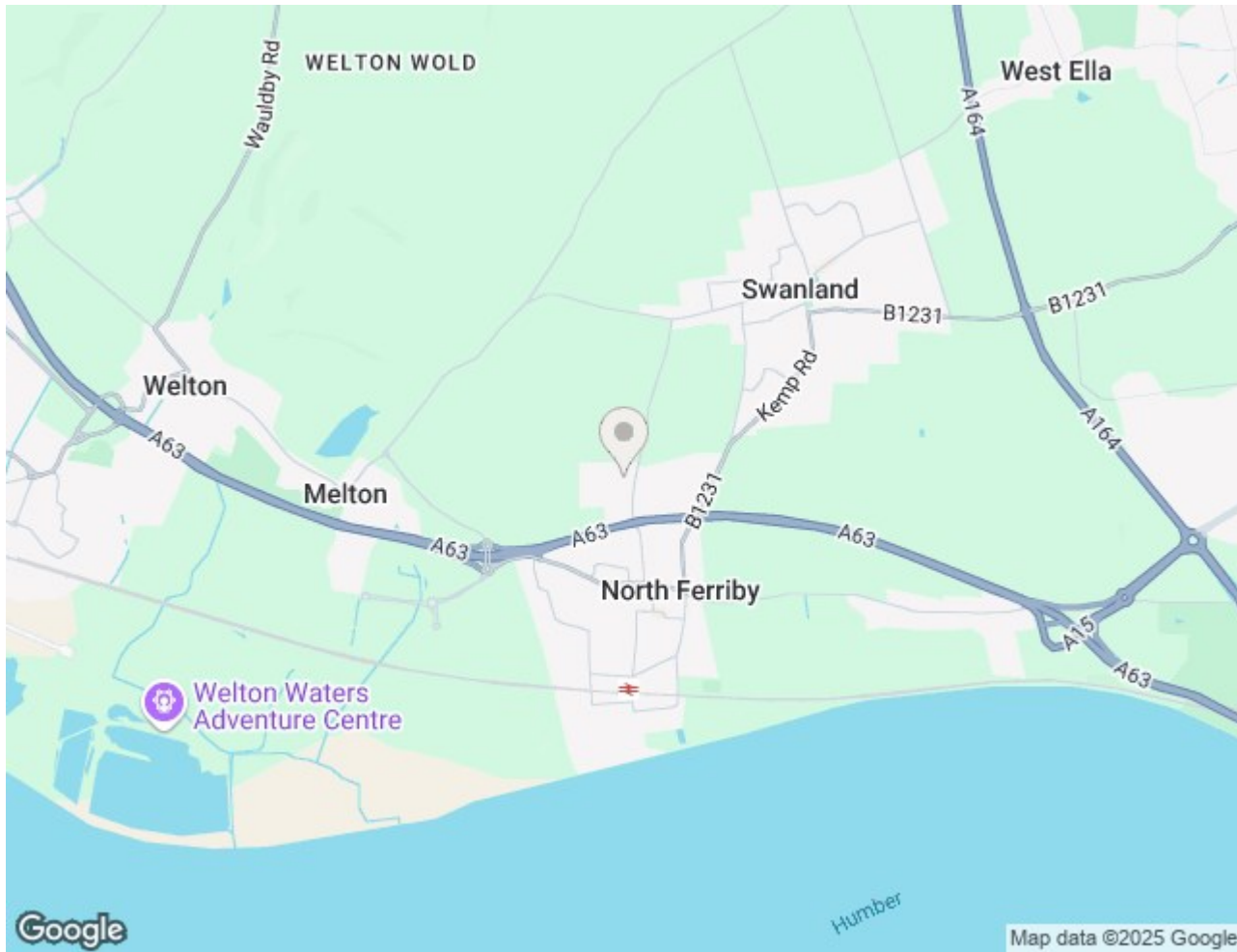
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



Ground Floor
Approx. 202.8 sq. metres (2152.1 sq. feet)




First Floor
Approx. 131.3 sq. metres (1412.8 sq. feet)



Total area: approx. 424.1 sq. metres (4564.9 sq. feet)

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|---|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |