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Matthew
Limb
MOVING HOME



Richmond Falls Thorpe Drive, Brantingham, Brough, East Yorkshire, HU15

- Individual Detached
- Stunning Location
- Picturesque Setting
- Great Character
- Five Receptions
- 4/5 Beds/3 Bathrooms
- Council Tax Band F
- Tenure Freehold / EPC= D

£725,000

INTRODUCTION

Richmond Falls is a truly unique and very special detached house affording beautiful views and stands in a stunning location within the picturesque and highly desirable village of Brantingham. Built approximately 17 years ago to a detailed design this fine property provides extremely spacious accommodation which is bursting with character having been painstakingly finished by the current owner. An excellent range of accommodation is ideal for a family and includes four reception areas plus a fantastic grand conservatory overlooking the garden with views of the Dale beyond. The country style kitchen is the heart of the house with an electric aga fitted with a gas hob and there is a utility room/lobby with stairs leading up to a delightful office/bed 5. The first floor also comprises four bedrooms, two of which are ensuite, and a staircase from bedroom 3 leads up to two attic rooms.

Outside to the front a cobble set driveway and forecourt provide generous parking and what was a double garage has been converted into additional living space.

The rear garden is a real picture combining lawns, patio areas to enjoy the sun and pergola all of which enjoy a stunning view of the countryside and dale beyond.

In all a most individual home in a beautiful setting. Viewing is very much recommended.



LOCATION

Richmond Falls enjoys an idyllic location and if entering the village from Elloughton you should turn right at the Triton Inn and Memorial then straight right again through pillars denoting Thorpe Drive and Richmond Falls is on your left hand side. The picturesque village of Brantingham is clustered around a central pond and green and is one of the areas most desirable locations situated approximately 14 miles to the west of Hull. Brantingham is very much an unspoilt village within the highly regarded West Hull village network. There is a well regarded contemporary country pub and restaurant, and more extensive facilities can be found in neighbouring villages of South Cave, Elloughton and Brough, all within less than 5 miles. Whilst in a delightful rural setting, Brantingham is extremely convenient for the region's business centres being only five miles from the M62, Hull city centre approximately 12 miles to the east, York approximately 28 miles to the north west and Leeds approximately 45 minutes driving time away. The historic market town of Beverley lies approximately 10 miles to the north east. Humberside Airport is approximately 20 miles to the south over the Humber Bridge and a mainline British Rail station is located in the nearby village of Brough with a service available to London Kings Cross in approximately 2.5 hours travelling time. The area is ideal for relaxing with plenty of beautiful walks available in the surrounding countryside.

AGENTS NOTE

The photographs represent the property when it was furnished.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

A central hallway with an attractive staircase leading off to the first floor.



CLOAKS/WC

With low level WC and wash hand basin.

LOUNGE

21'5" x 13'3" approx (6.53 x 4.04 approx)

The focal point of this room is an impressive brick chimney breast with oak lintel housing a cast grate can canopy. Two windows to the front elevation, feature oak beam and an opening leads through to the grand conservatory.



GRAND CONSERVATORY

22'6" x 14'2" approx (6.86 x 4.32 approx)

This stunning room is situated to the rear of the house and provides views across the gardens, countryside and Dale beyond. Accessed via either the hallway or lounge this room is an integral part of the living space and has angled bay windows, double doors leading out, tiled floor and a glazed roof.



COUNTRY KITCHEN

14'2" x 14'1" approx (4.32 x 4.29 approx)

Having a selection of pitch pine fronted units with granite work surfaces, belfast sink, matching island and an electric aga with gas hob set in a brick surround. There is a matching dresser unit, tiled floor and windows to both front and side elevation.



DINING ROOM

14'9" x 12'5" approx (4.50 x 3.78 approx)

With window to side, decorative beams to ceiling.



LIBRARY

12'0" x 10'6" approx (3.66 x 3.20 approx)

A room of real character which is extensively fitted with pitch pine book shelves and cupboards made from former church pews. Window to rear elevation.



UTILITY/SIDE LOBBY

15'7" x 7'6" approx (4.75 x 2.29 approx)

Having a selection of pitch pine units, belfast sink, tiled surround, concealed plumbing for automatic washing machine, external access doors to the front courtyard and side elevation.

PLAYROOM

17'3" x 10'10" approx (5.26 x 3.30 approx)

With pitch pine fitted units made from former church pews (may be available subject to separate negotiation). To one corner lies a large storage cupboard which houses a quality gas fired central heating boiler and cylinder installed in 2014. A staircase from the lobby leads up to the office.

FIRST FLOOR

LANDING

With window to the rear elevation.

BEDROOM 1

14'1" x 14'0" approx (4.29 x 4.27 approx)

Windows to front and side elevations.

A dressing corridor is flanked by fitted cupboards to either side. A door at the far end provides access to the office.



ENSUITE BATHROOM

An attractive room featuring a claw-footed bath, shower cubicle, pedestal wash hand basin and low level WC.



BEDROOM 2

11'10" x 10'3" approx (3.61 x 3.12 approx)

Windows to rear and side elevations providing some fine views.



ENSUITE SHOWER ROOM

With shower cubicle, wash hand basin and low level WC. Tiled surround.



BEDROOM 3

13'9" x 10'10" approx (4.19 x 3.30 approx)

Window to front elevation. A staircase leads up to the second floor where there are two loft rooms.



BEDROOM 4

9'9" x 9'7" approx (2.97 x 2.92 approx)

Window to rear elevation.



BATHROOM

7'4" x 6'2" approx (2.24 x 1.88 approx)

With suite comprising low level WC, pedestal wash hand basin and bath with shower attachment.



OFFICE/BEDROOM 5

17'6" x 7'3" approx (5.33 x 2.21 approx)

A great space ideal as an office, playroom or bedroom 5. Accessed via a staircase from the lobby downstairs. Features a pitched roof and velux windows.



SECOND FLOOR

Accessed via a staircase from bedroom 3 to two loft rooms.

OUTSIDE

Outside to the front a cobble set driveway and forecourt provide generous parking and what was a double garage has been converted into additional living space.

The rear garden is a real picture combining lawns, patio areas to enjoy the sun and pergola all of which enjoy a stunning view of the countryside and dale beyond.



REAR VIEW OF PROPERTY



CENTRAL HEATING

Central heating is provided via a quality gas fired boiler installed in 2014.

TENURE

Freehold

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 and floor plans provided are approximate and for guidance purposes only. 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.

COUNCIL TAX

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

Carpets, curtains and light fittings, will be available together with many items of furniture. 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

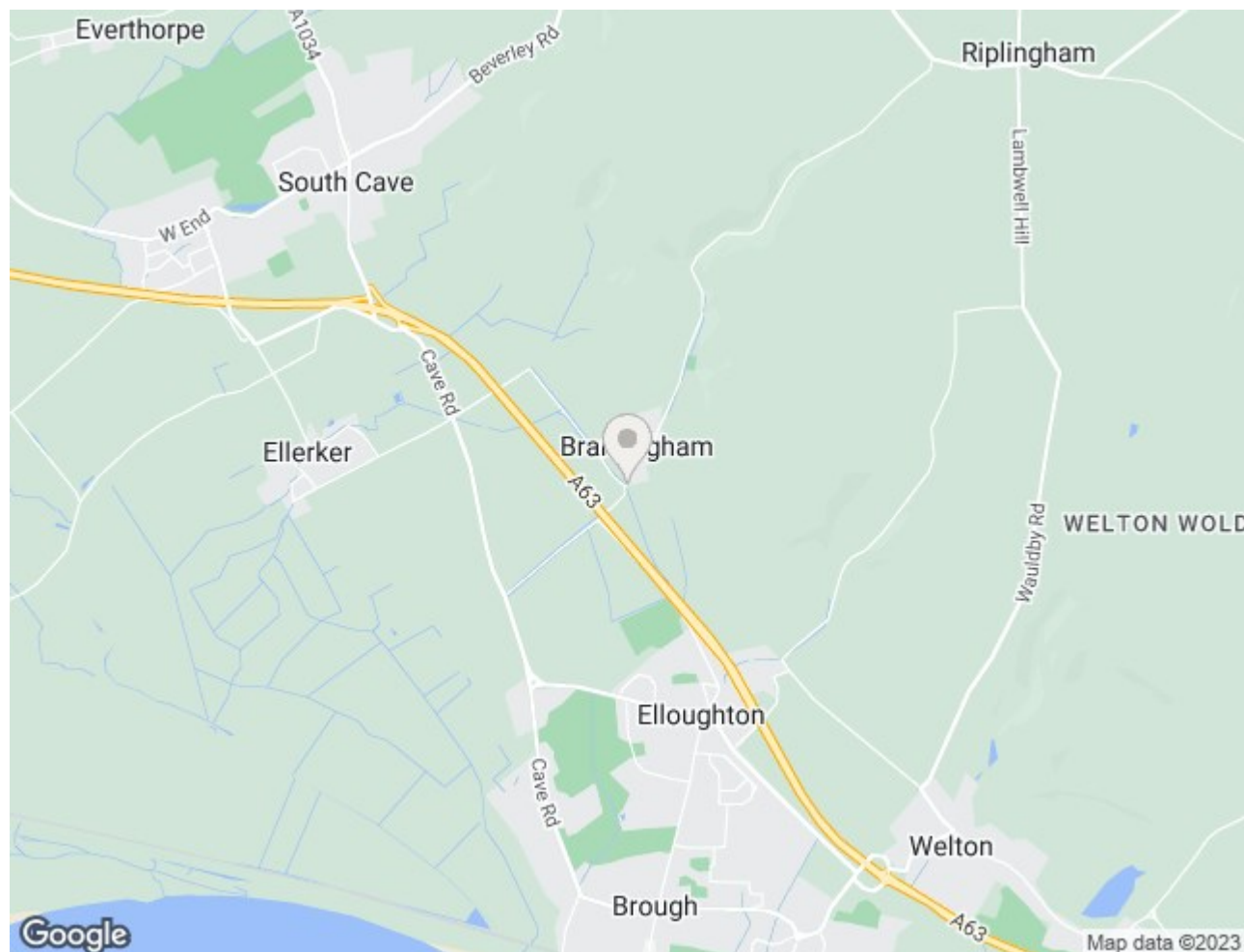
Strictly by appointment through the agent. Brough Office 01482 669982.

PHOTOGRAPHS

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		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(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	55	65
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	