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info@limbestateagents.co.uk
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Limb
MOVING HOME









Sand Hall, 12 Station Road, North Cave, East Yorkshire, HU15 2LA

- Beautiful House
- 0.75 Acre Plot
- Great Character
- Council Tax Band = F
- Georgian Heritage
- 5 Bedrooms
- Village Location
- Freehold/EPC = F

Offers Around £850,000

INTRODUCTION

Sand Hall is one of North Cave's most distinguished historic homes, combining elegant Georgian heritage with beautifully maintained grounds of approximately 0.75 acres. Having remained in the same ownership for over 50 years, the property has been thoughtfully preserved and showcases a wealth of character and period detail throughout its generous accommodation.

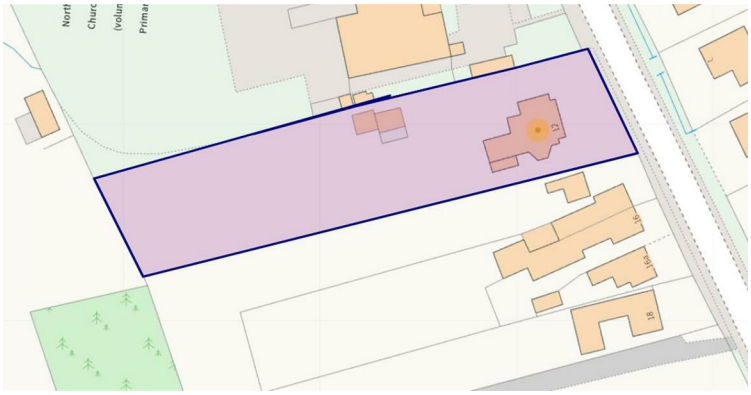
Ideal for family living, the house enjoys a convenient position close to the village centre and adjacent to the primary school. Inside, four versatile reception rooms are complemented by a spacious living kitchen, complete with a range of fitted units and a charming log burner. A striking Georgian staircase rises to the first floor, where five bedrooms are arranged, including two with en-suite facilities, alongside a separate family bathroom.

Externally, the gardens are a true highlight, offering a variety of attractive spaces complimented by mature planting. Ornamental gates open onto a sweeping driveway leading to a double garage, with an attached stable and potting shed. Altogether, Sand Hall represents a rare and compelling opportunity, and early viewing is strongly encouraged.





LOCATION



North Cave is a charming and picturesque village that offers a great quality of life for its residence. Ideal for those looking to enjoy the peace and tranquillity of village life whilst still being within easy reach of larger towns and cities. It lies approximately 13 miles to the west of Hull, 5 miles from Howden and 10 miles from the popular and historic market town of Beverley. This sought after village lies at the foot of the Yorkshire Wolds and is surrounded by beautiful countryside, retaining a real village feel with a sense of community. The village has its own preschool and primary school (next door) and currently falls within the catchment area of South Hunsley School of which there is a school bus service. It also retains a local shop, post office, pub and village trust recreational sports centre, canoe and sub-aqua plus indoor bowls club 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 an ideal location for walking, riding, cycling and exploring picturesque villages. Ideally situated for commuters with Junction 38 of the A63/M62 motorway network located approximately 1 mile to the south and also within easy reach of Brough's mainline railway station, the village provides great links both locally and nationally.

ACCOMMODATION

Bespoke crescent shaped double doors open to the porch.



PORCH

Internal door to:

HALLWAY

A delightful hallway with a stunning oak strip wood floor and a beautiful Georgian turning staircase with polished handrail. Part way up at the quarter landing, access is provided to a very useful storeroom. Also to the rear of the staircase, a door and steps lead down to a cellar room.



SITTING ROOM

Full of light with a deep sash bay window to the front and door to the side with shutters. The chimney breast has a feature ornamental fire surround with marble edging and a cast grate, bookshelves fitted to alcoves. Moulded coving and a beautiful oak strip flooring flows through concertina multi paned doors which open to the dining room.





DINING ROOM

With deep sash bay window to the side south elevation allowing light to flood in. A continuation of the oak strip flooring. Shelves and cupboard to alcove.





DRAWING ROOM

A stunning room with deep bay window to front elevation having sash windows. To the chimney breast is a feature ornamental fire surround with marble edging and cast grate. Attractive ornate coving to ceiling and double glazed double doors to the rear leading out a patio.





ALTERATIVE VIEW



INNER HALLWAY

With quarry tiled floor.

W.C.

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



LIVING KITCHEN

A particularly spacious room situated to the rear of the house which has in recent times been extended with a part vaulted ceiling having inset Velux roof lights. Windows look down the garden and doors open to a patio area. Within the living area is a log burner. The room has a quarry tiled floor and the kitchen features an array of fitted units with granite work surfaces and peninsular having a "pull up" breakfast bar area. Features include an undercounter sink with mixer tap, twin Neff ovens, combination microwave and steam oven, four ring induction hob and ceiling mounted extractor hood above.









UTILITY ROOM

A range of fitted units to floor and wall, sink and drainer, tiled flooring, floor mounted oil fired central heating boiler. Cupboard housing prelagged hot water tank.

GARDEN ROOM

Looking down the garden with double doors opening out. Fitted cupboard. Accessed from both the utility room and side conservatory.

SIDE CONSERVATORY

With double glazed units, access door to driveway.

FIRST FLOOR

LANDING

With secondary glazed sash window to front elevation. With access to the rear landing.



BEDROOM 2

Secondary glazed sash window to front elevation. Feature fire surround and cast fireplace to chimney breast with cupboard to alcove.





BEDROOM 3

Secondary glazed sash window to front elevation, feature fire surround with cast fireplace to chimney breast and cupboard to alcove.





REAR LANDING

With skylight to ceiling.

BEDROOM 1

A lovely light and airy room to the south of the house with deep bay window having three secondary glazed sashed windows. Feature fire surround with cast fire place.



EN-SUITE SHOWER ROOM

With W.C., pedestal wash hand basin and shower cubicle.

BEDROOM 4

With Yorkshire style sash window to rear. Access to roof void via a pull down loft ladder.



EN-SUITE

With low level W.C., wash hand basin and shower cubicle.

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

BEDROOM 5

Used as a study and having two "double sash" windows to the rear elevation. Feature cast fireplace, cupboard to alcove.



BATHROOM

Comprising low level W.C., pedestal wash hand basin, claw footed bath with shower/mixer tap.





OUTSIDE

Overall the property occupies a plot of 0.75 of an acre. Ornamental wrought iron gates open to a sweeping gravelled and brick edged driveway. A perimeter wall provides privacy to the front and the garden has a lawn and abundantly stocked borders. The rear garden is an absolute delight extending to approximately 282ft in length with a lawn in two sections bounded by an array of well stocked borders creating year round colour. The driveway intercepts the lawn and is bounded by box hedging leading to a garage block with the double garage, attached old stable which is ideal for storage and there is a double glazed potting shed. The garden has a variety of trees, borders and flora creating a delightful environment.











REAR VIEW





DRIVEWAY







HEATING

The property has oil fired central heating to radiators.

GLAZING

The property has a combination of single, double and secondary 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 F. 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, such as floor coverings, curtains and light fittings. 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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

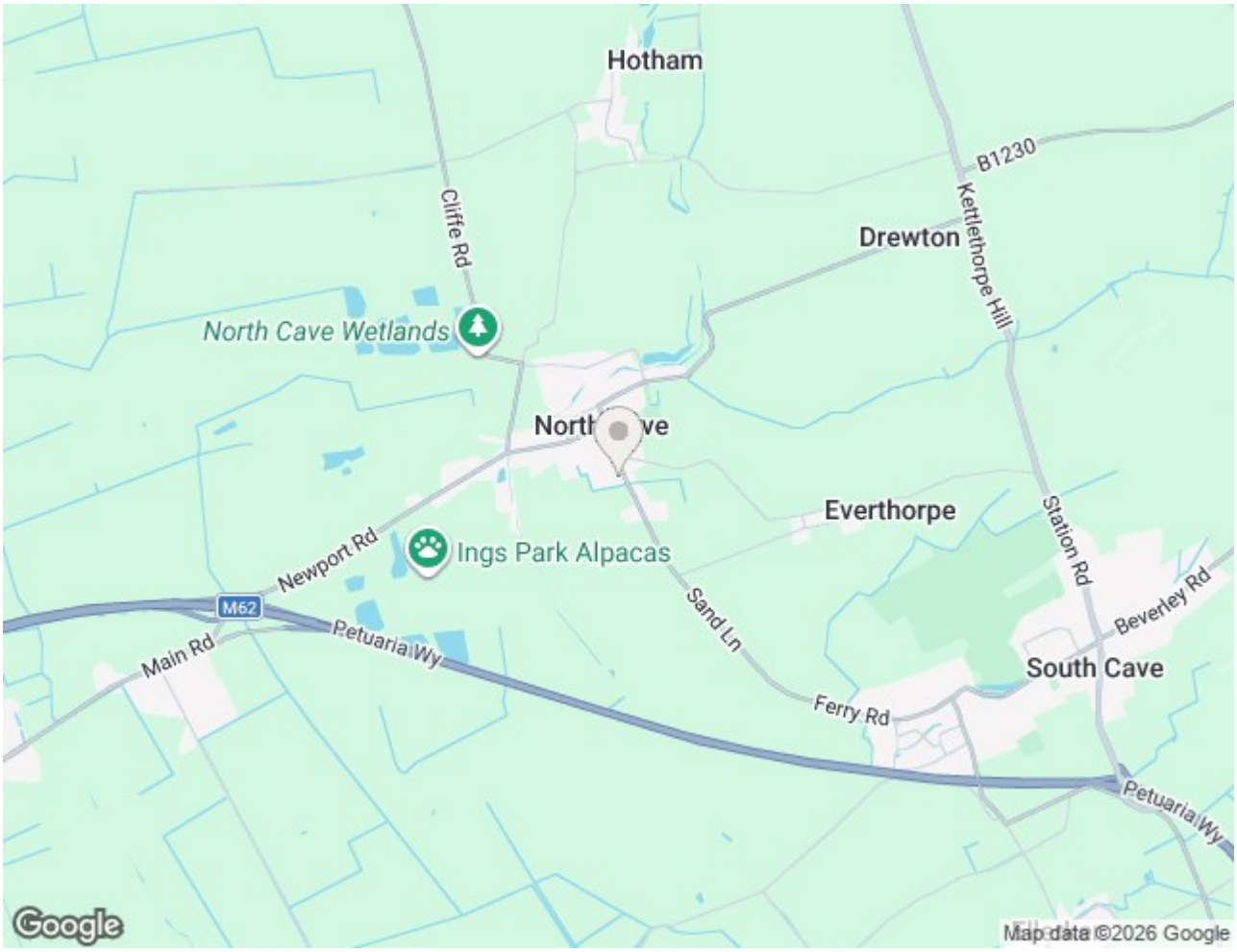
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

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.


Hotham
B1230
Cliffe Rd
Drewton
Kettlethorpe Hill
North Cave Wetlands
Everthorpe
Station Rd
Newport Rd
Ings Park Alpacas
M62
Sand Ln
Beverley Rd
Main Rd
Petuaria Wy
South Cave
Ferry Rd
Google
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Floor 0

Approximate total area(1)

1797 ft²

167.2 m²

Reduced headroom

12 ft²

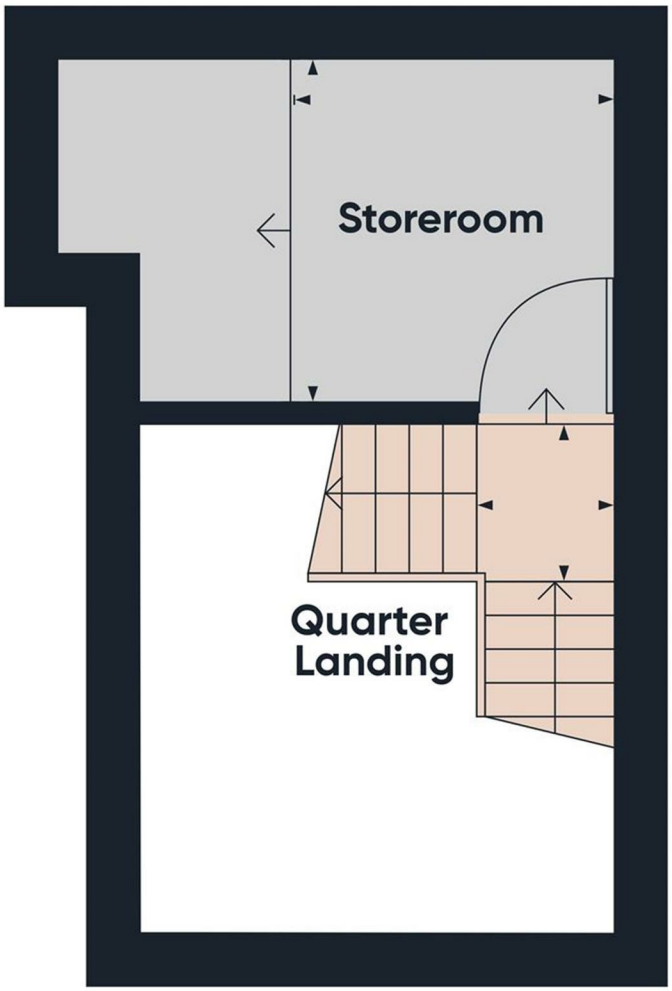
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0½

Approximate total area(1)

82 ft²

7.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area(1)

1140 ft²

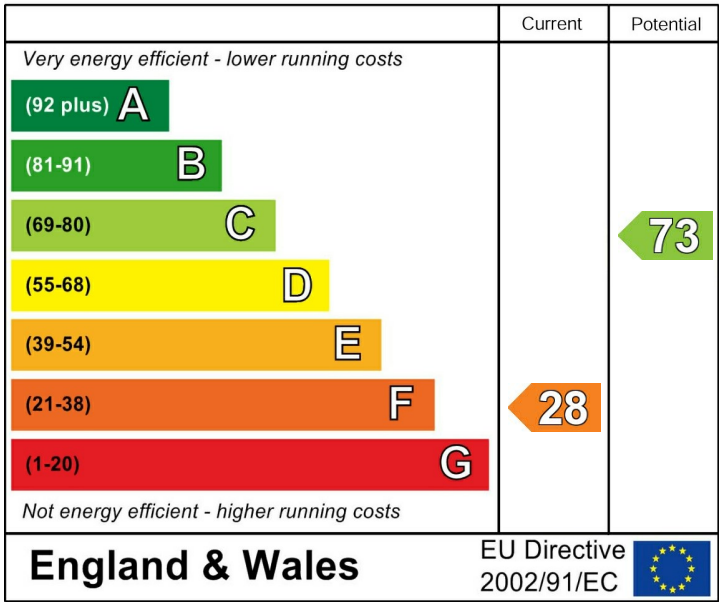
106 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

