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Limb
MOVING HOME



11 Sands Lane, Elloughton, East Yorkshire, HU15 1JH

📍 An Amazing Property

📍 Over 4,200 sq.ft.

📍 5 Beds/4 Baths

📍 Council Tax Band = G

📍 Contemporary Living Kitchen

📍 Rear Balconies

📍 Exclusive Location

📍 Freehold/EPC = B

£1,250,000

INTRODUCTION

Nestled close to Brough Golf Club along the exclusive Sands Lane is this amazing detached property of which early viewing is recommended. Imaginatively considered and constructed in recent times, to a "grand design", this bespoke property affords contemporary living of spacious proportions of around 4,200sq.ft. in all. Viewing is essential to appreciate the multitude of features which include an impressive hallway with vaulted galleried landing above, an outstanding living kitchen space to the rear complete with bi fold doors opening out to a balcony, luxurious master suite, again with balcony, and so much more! There are some areas of work to complete which offer a purchaser the opportunity to "personalise" such as kitchen and main en-suite. The accommodation is depicted on the attached floorplan and includes three reception rooms, living kitchen, pantry and utility room. Upon the first floor are four generous bedroom suites. Upon the upper floor lies the 5th bedroom and store room.

A gated entrance opens to a block paved forecourt which provides extensive parking behind a brick wall providing privacy to the front. The overall plot extends to around 0.31 acre and has a large southerly facing garden within which lies a substantial outbuilding, ideal as an office/gym.

LOCATION

Sands Lane is a highly desirable private lane which runs through Brough Golf Course from Elloughton Road to Stockbridge Road. It enjoys a leafy environment and is characterised by many fine homes of distinction and is highly desirable. The sought after village of Elloughton lies approximately 13 miles to the west of Hull and has a number of shops and amenities plus a well reputed junior school. An extensive range of facilities are to be found in the neighbouring village of Brough including supermarkets, chemist, post office, restaurants and bars. The area benefits from excellent road/rail connections with convenient access available to the A63/M62 motorway network. Brough also has a mainline railway station providing regular intercity connections and London's Kings Cross is approximately 2 and half hours distant. Well regarded school, both public and private, is available for all ages locally.

Hull – 11 Miles
Beverley – 13 Miles
York – 30 Miles
Leeds – 51 Miles

AGENTS NOTE

The owners have decided to allow an incoming purchaser to choose their dream kitchen and currently have the kitchen facilities fitted in the utility room. Please note that a £50,000 allowance will be made against the asking price for an incoming purchaser to install their own kitchen.

ACCOMMODATION

ENTRANCE HALL

An outstanding entrance hall and a stunning winged staircase leading up to the landing with a vaulted ceiling above.





CLOAKS/WC

With low level WC, wash hand basin with cabinet.

SNUG

12'8" x 12'6" approx (3.86m x 3.81m approx)

With windows to front and side elevations. Feature part vaulted ceiling.



STUDY

12'7" x 11'0" approx (3.84m x 3.35m approx)
With window to front and rear elevations. Feature part vaulted ceiling.



TV ROOM

13'0" x 9'8" approx (3.96m x 2.95m approx)
With double doors providing access to a side courtyard area.

LIVING KITCHEN

32'9" x 22'8" approx (9.98m x 6.91m approx)
An amazing space to the rear of the property with views across the garden and two set of bi fold doors which open out to a large rear balcony. This open plan space is ideal for living dining and kitchen. A brick chimney breast houses a log burner. The kitchen area has been designed to house an array of units complete with an island. Electricity and gas points have been provided.

NOTE - the current owners have decided not to fit a kitchen (currently the utility room is used for kitchen facilities), thus allowing an incoming purchaser to have their own personal choice. In this regard, there is a £50,000 allowance (discount) to be off-set against the asking price.





PANTRY

A very useful room also with external access door to side.

UTILITY ROOM

12'7" x 7'1" approx (3.84m x 2.16m approx)

Currently used as the house kitchen. There are fitted wall and floor cupboards, timber block surfaces, twin Belfast sink, plumbing for automatic washing machine and space for dryer. Internal door through to the garage.

FIRST FLOOR

GALLERIED LANDING

With further staircase leading up to the loft room. Access to a large tank/airing cupboard.

BEDROOM 1

20'0" x 17'0" approx (6.10m x 5.18m approx)

Located at the rear of the house the bedroom enjoys an aspect to the south across the treeline and bi fold doors open out to a balcony. There is a vaulted ceiling and situated off are "his and hers" dressing rooms. The ensuite sanitaryware is not fitted, therefore allowing an incoming purchaser to make their own choices. The layout provides for a bath, "walk in" shower area, WC and wash hand basins.



DRESSING AREA



BALCONY



BEDROOM 2

18'10" x 17'7" approx (5.74m x 5.36m approx)
With windows to both front and rear elevations.



ENSUITE SHOWER ROOM

With shower cubicle, low level WC, wash hand basin.

BEDROOM 3

23'0" x 10'6" approx (7.01m x 3.20m approx)
With two windows to the front elevation.



ENSUITE SHOWER ROOM

With low level WC, wash hand basin in cabinet, shower enclosure.

BEDROOM 4

8'7" x 18'3" approx (2.62m x 5.56m approx)
Window to side elevation.

ENSUITE SHOWER ROOM

With low level WC, wash hand basin, shower cubicle.

SECOND FLOOR

LANDING

BEDROOM 5

16'0" x 10'4" approx (4.88m x 3.15m approx)
Window to front.



STORE ROOM

13'0" x 7'2" approx (3.96m x 2.18m approx)

OUTSIDE

A gated entrance has a brick wall to the front providing privacy. An extensive block set forecourt provides parking and access to the garage which measures approximately 19'0 x 17'6 with automated up and over entry door. There is a personnel door to the side and the garage houses a Worcester gas fired central heating boiler. Overall the property stands in a plot of approximately 0.31 acre and the house stands in an elevated position providing views across the rear south facing gardens. The garden is predominantly lawned with hedges and trees to the borders.

REAR VIEW



OUTBUILDING

Within the garden lies a substantial outbuilding measuring approximately 18'9 x 9'1 including a reception area and a space with wash hand basin, WC and a shower (not fitted), bi fold doors provide access and a view across the garden. This space would be ideal as a gym/office/guest suite.



WARRANTY

A suitable warranty will be issued with the property.

TENURE

Freehold

SERVICES

All main services are connected to the property.

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

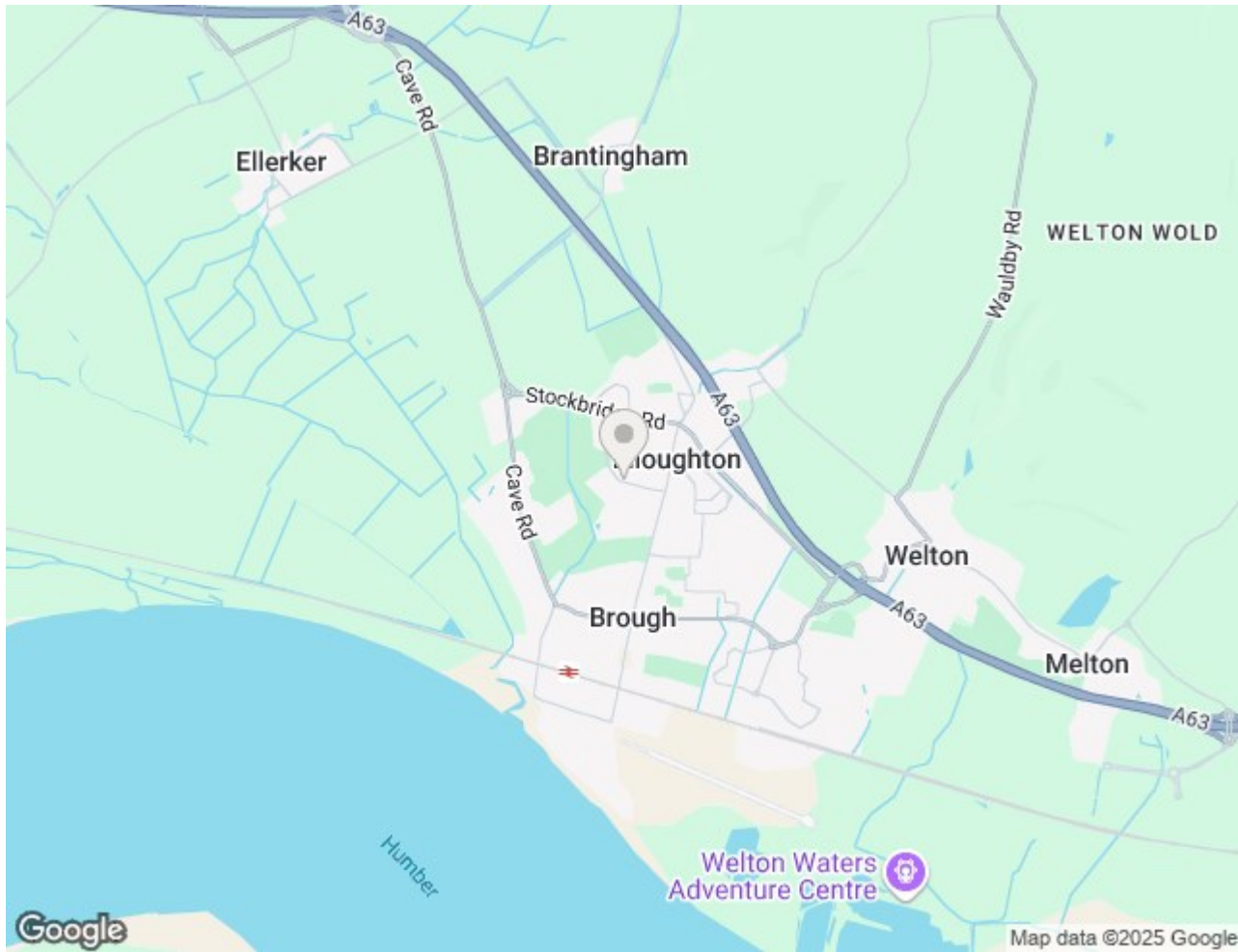
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 386.1 SQ. METRES (4155.5 SQ. FEET)
11 SANDS LANE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	90
(69-80) C		
(55-68) D		
(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	