

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*White House Farm, High Street, North Ferriby, East Yorkshire, HU14 3EP*

- 📍 Period Ex-Farmhouse
- 📍 Grade II Listed
- 📍 4 Beds/2 Bathrooms
- 📍 Council Tax Band = D

- 📍 Requires Refurbishment
- 📍 Open Double Garaging
- 📍 Central Village Location
- 📍 Freehold/EPC = D

**£425,000**

## INTRODUCTION

This attractive Grade II listed former farmhouse is ready for a programme of refurbishment to return it to its former glory and create a fabulous and unique home. The accommodation is of great character and includes an entrance hall, lounge, dining room with beams to the ceiling, fitted study, rear living room, dining kitchen, utility and cloaks/W.C.. To the first floor are four good bedrooms, two bathrooms and en-suite W.C.. To the rear timber auto gates provide access from a courtyard into the rear of the property where there is a southerly facing garden and a Dutch style double car open garage.

White House Farm stands in North Ferriby's conservation area and has its origins in the mid 1700's being part of a farm complex which stood close to the centre of this West Hull village. The complex was attractively developed in the mid 1990's which is when the property was sympathetically refurbished. The property retains many period features including Yorkshire sash windows, beams to the ceilings, bread ovens and much more. The accommodation provides approximately 2,500sq.ft. arranged over two floors and has a great degree of charm and character. At ground floor level there is an entrance hall, lounge, dining room with beamed ceilings, fitted study, dining kitchen, utility room and cloaks/W.C. and to the rear is a very attractive living room with feature inset original bread ovens. At first floor are four good bedrooms, one served by an en-suite W.C. and there are two separate bathrooms. The accommodation has gas fired central heating to radiators. The property adjoins the pavement to the front and can be accessed to the rear via White House Garth. Automated double timber gates open to the rear, gravelled parking area and the Dutch barn style open double garaging. The compact rear garden is set out for ease of maintenance incorporating a large Yorkstone terrace which enjoys a southerly facing aspect.

## LOCATION

White House Farm stands on the south side of High Street close to the centre of this highly desirable village. North Ferriby is situated upon the banks of the River Humber and lies approximately 7 miles to the west of Hull. Immediate access is available to the A63/M62 motorway network. The village also has its own railway station and a good range of local shops, public house, restaurant, general amenities and a well reputed primary school. A wide variety of local walks are available particularly around the River Humber foreshore.

## ACCOMMODATION

Residential entrance door to:



## ENTRANCE HALL

With Yorkstone flag flooring, staircase leading up to the first floor with storage cupboard beneath. External access door to the rear.



## LOUNGE

15'7" x 14'0" approx (4.75m x 4.27m approx)

With windows to both front and rear elevations. Period fire surround housing an open fire.



## DINING ROOM

15'10" x 12'4" approx (4.83m x 3.76m approx)

Window to front elevation. Period fire surround housing cast grate for an open fire, cupboard to alcove and solid wood board pine floor. This delightful room has a beamed ceiling.



## STUDY

11'7" x 9'5" approx (3.53m x 2.87m approx)

Located off the dining room and having an extensive range of fitted furniture providing shelving, desk, cupboard and drawers. Window to front elevation.



## REAR LIVING ROOM

15'1" x 13'5" approx (4.60m x 4.09m approx)

An attractive room situated to the rear of the property with window and double open doors leading out to the rear terrace. The focal point of the room is an Ashlar stone fireplace with herringbone hearth housing a cast iron solid fuel stove. There are inset bread ovens to the side of the fireplace and built in cupboards and shelving.



## DINING KITCHEN

15'6" x 15'0" approx (4.72m x 4.57m approx)

With a range of fitted units, granite work surfaces, inset Belfast sink with sink and drainer, gas fired ranger oven with slate surround, integrated fridge, freezer and dishwasher, quarry tiling to the floor, window to rear elevation.



## INNER LOBBY

With second staircase leading up to the first floor and tumbled marble tiling to the floor.

## UTILITY ROOM

9'8" x 4'2" approx (2.95m x 1.27m approx)  
With Worcester Bosch Greenstar gas boiler. Marble tiling to the floor, plumbing for automatic washing machine.



## CLOAK ROOM

Suite comprising W.C., wash hand basin.

## FIRST FLOOR

## LANDING

Window to rear elevation. The central staircase from the hallway provides access to the two front double bedrooms.

## BEDROOM 2

15'9" x 14'1" approx (4.80m x 4.29m approx)  
Windows to both front and rear elevations, original period stone fire surround housing a cast fireplace.



## EN-SUITE W.C.

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

## BEDROOM 3

15'7" x 14'0" approx (4.75m x 4.27m approx)

Window to front elevation, period fire surround housing cast fireplace.

This room can be accessed via either staircase.



## SECOND LANDING

Accessed via the staircase from the inner lobby, it has a large airing/linen cupboard and a corridor to the main bedroom which is flanked by fitted wardrobes.

## BEDROOM 4

16'1" x 8'3" approx (4.90m x 2.51m approx)

Window to front elevation.



## BEDROOM 1

15'3" x 15'0" approx (4.65m x 4.57m approx)

Situated to the rear of the house with window to side and rear elevation, period cast iron fireplace.



## BATHROOM 1

8'10" x 5'2" approx (2.69m x 1.57m approx)

With suite comprising low level W.C., wash hand basin and rolltop bath.



## BATHROOM 2

8'10" x 8'3" approx (2.69m x 2.51m approx)

With pedestal wash hand basin, low level W.C., shower cubicle and bath with mixer tap/shower attachment. inset toiletries cupboard.



## OUTSIDE

The property adjoins the pavement to the front and can be accessed to the rear via White House Garth. Automated double timber gates open to the rear gravelled parking area and Dutch barn style open double garaging. The compact rear garden is mostly walled and set out for ease of maintenance incorporating a large Yorkstone terraced area which enjoys a southerly aspect.



## REAR VIEW



## GARAGING



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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. 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.

## 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. 230.4 sq. metres (2479.7 sq. feet)  
White House Farm

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	