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**Limb**  
MOVING HOME



*Thorncliffe House, 55 Southfield, Hessle, East Yorkshire, HU13 0EX*

- 📍 Fine Victorian Residence
- 📍 Fabulous Period Features
- 📍 Grounds of around 0.7 Acre
- 📍 Council Tax Band = G + D
- 📍 5 Bedrooms
- 📍 Separate Det. Cottage
- 📍 A Rare Opportunity!
- 📍 Freehold/EPC = F + E

**£1,150,000**



## INTRODUCTION

An outstanding Victorian residence with separate detached cottage set in beautiful grounds of approximately 0.7 acre. Thorncliffe House is probably one of the finest examples of Victorian residential architecture in the region boasting many fabulous period features and exuding great character. The property is discreetly located within the stunning Southfield conservation area, home to many properties of distinction, on the southern outskirts of Hessle, a vibrant small town some 6 miles to the west of Hull. The substantial range of accommodation has elegant proportions being arranged over two floors and is depicted on the attached floorplan. The property was built to take full advantage of its south facing aspect with many of the principle rooms enjoying views across the delightful gardens. The accommodation comprises a most impressive entrance and hallway with original mosaic floor with it's striking staircase and Victorian geometric tiled floor. There are two grand reception rooms plus a study, Amdega built conservatory, kitchen, large patio, utility and store room. At first floor are five bedrooms served by two bathrooms.

Thorncliffe House is approached by a long private driveway which provides access to two neighbouring properties. The private driveway then turns north, arriving at the house with its forecourt and garaging, beyond which lies the cottage and its parking. The grounds have been lovingly tended over the years with thoughtful planting creating many areas of interest. Sweeping lawns extend to the south and west of the house complemented by well stocked borders with many ornamental shrubs and trees. A Yorkstone patio extends to much of the south and west elevations. There is also a very useful potting shed and greenhouse and vegetable garden.

Properties of such appeal are very rarely found on the open market and viewing is strongly recommended.

## THE COTTAGE

A detached cottage (No. 57 Southfield) lies to the north of the house and is ideal for guests, renting or relatives. It briefly comprises an entrance hall, lounge, kitchen, utility, two upstairs bedrooms and a bathroom. The cottage has it's own small garden space and parking. The main house and the cottage are two separately rated properties having individual Council Tax bands being G for the main house and D for the cottage.



## LOCATION

Thornccliffe House is discreetly located in the beautiful tree lined and highly sought after residential area of Southfield, part of Hessle's conservation area and comprises many fine homes of distinction, the majority of which evoke the grandeur of the Victorian era. This established setting lies within walking distance of the bustling centre of Hessle where a superb range of shops and amenities are to be found including fine restaurants, cafes, bars, boutique shops, delicatessen, supermarket, newsagent, banks, chemist, gift shops, hair/beauty salons, health centre, take-aways and more, all of which make Southfield a truly desirable place to live. Situated approximately five miles to the west of Hull city centre, on the banks of the River Humber, Hessle benefits from excellent road and rail links with its own railway station which is within walking distance of Thornccliffe House, regular bus service and immediate access to the Clive Sullivan dual carriage way leading into Hull or the national motorway network. The iconic Humber Bridge is situated nearby providing easy access to North Lincolnshire and Humberside Airport. Public and private schooling for all ages is available locally in addition to many recreational facilities.



## ACCOMMODATION

### ENTRANCE AND HALLWAY

An outstanding 'L' shaped entrance and hallway which create a stunning first impression. There are entrance doors to the forecourt which is the one likely to be used on a "day to day" basis plus a formal entrance to the south facing elevation. The hallway features a beautiful Victorian geometric original mosaic tiled floor and has an elegant staircase with carved newel posts leading up to the first floor. There is a cupboard beneath which has a built-in wine rack and shelves.







## CLOAKROOM

With wash hand basin, part marble covered walls, internal door to:

## W.C

With low level W.C with part marble covered walls.

## LOUNGE

22'0" x 16'0" approx (6.71m x 4.88m approx)

An elegant room with windows to south and west elevations. The focal point of the room is a feature fire surround with marble fireplace housing an open fire. Deep moulded coving to the ceiling. Door to:





## CONSERVATORY

A quality "Amdega" built conservatory which overlooks the gardens and has double doors leading out to the terrace.



## DINING ROOM

19'0" x 17'0" approx (5.79m x 5.18m approx)

A large room with windows to both south and east elevations. A door leads out to the southern terrace. A particular feature of the room is a stunning Italian marble fire surround with veined details and a cast and tiled fireplace. There is moulded coving, picture rail, attractive oak wood strip flooring.





## STUDY

15'0" x 11'10" approx (4.57m x 3.61m approx)

Marble fireplace housing a living flame gas fire, window to the east elevation.



## KITCHEN

17'0" x 15'0" approx (5.18m x 4.57m approx)

Having a range of oak fronted base and wall mounted units with roll tops work surfaces and matching dresser unit, double sink and drainer, integrated double oven, four ring gas hob, plumbing for a dishwasher, integrated fridge, tiling to the floor, window to the north elevation.





## PANTRY

15'0" x 8'1" approx (4.57m x 2.46m approx)

A fabulous pantry which is fitted with an extensive range of cupboards and shelving. This obviously has the potential to be knocked through into the kitchen.

## UTILITY ROOM

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

With double sink units, plumbing for an automatic washing machine, 2x clothes dryers to the ceiling, window and external access door to north elevation. An internal door gives access to the staircase which leads down to the cellar.



## CELLAR

A sizeable cellar which comprises of three rooms running beneath the kitchen and utility room.

## STORE ROOM

10'2" x 5'7" approx (3.10m x 1.70m approx)

Ideal for appliances including freezers etc.

## FIRST FLOOR

### LANDING

17'0" x 11'0" approx (5.18m x 3.35m approx)

A simply stunning landing with a window which provides an elevated view across the gardens. Twin moulded archways lead to a rear corridor.







*VIEW FROM LANDING*



## *BEDROOM 1*

22'0" x 16'0" approx (6.71m x 4.88m approx)

A room of generous proportions enhanced by the vaulted ceiling. Windows to south and west elevations, feature fire surround.





## BEDROOM 2

19'0" x 17'0" approx (5.79m x 5.18m approx)

A generous sized room enhanced by the vaulted ceiling. Windows to south and east elevations. This room has an extensive range of fitted furniture comprising wardrobes, storage cupboards and drawers. There is a wash hand basin. The chimney breast houses a marble fire surround with cast and tiled fireplace.



## BEDROOM 3

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

With a range of fitted wardrobes, vanity wash hand basin, windows to west and north elevations, the chimney breast houses a marble fire surround with cast and tiled fireplace.



## BEDROOM 4

15'0" x 12'0" approx (4.57m x 3.66m approx)

With fitted wardrobes and drawers, chimney breast housing a marble fire surround with cast and tiled fireplace, cupboard to alcove housing the gas fired central heating boiler, windows to the east elevation.





## BEDROOM 5

15'0" x 13'0" approx (4.57m x 3.96m approx)  
With vanity wash hand basin, windows to the north elevation.



## BATHROOM 1

11'0" x 9'5" approx (3.35m x 2.87m approx)  
With suite comprising low level W.C, bidet, wash hand basin and spa bath, tiled surround. An archway leads through to the shower cubicle.



## BATHROOM 2

With suite comprising low level W.C, wash hand basin, bath and shower cubicle, airing cupboard to corner.





## OUTSIDE

Thorncliffe House is approached by a long private driveway which provides access to its two neighbouring properties. The private driveway then turns north, arriving at the house with its forecourt with garaging, beyond which lies the cottage and its parking. The grounds have been lovingly tended over the years with the house standing in a commanding position to enjoy aspects across the sweeping lawns which extend to the south and west. The well stocked borders have many ornamental shrubs and trees creating plenty of interest and a great deal of privacy. A York stone patio extends to much of the south and west of the house. There is a lawned garden to the north with mature laurel hedging which provides a screen between the house and the cottage. There is also a very useful potting shed and greenhouse together with a vegetable garden.

## GARDEN TO THE SOUTH





## GARDEN TO THE WEST

There is a small orchard in this part of the garden.



## WEST TERRACE





## VEGETABLE GARDEN



## EAST ELEVATION



## NORTH ELEVATION





## WEST ELEVATION



## DETACHED COTTAGE

The cottage is number 57 Southfield. The main house and the cottage are two separately rated properties having individual Council Tax bands being G for the main house and D for the cottage.



## HALLWAY

## LOUNGE

15'0" x 13'6" approx (4.57m x 4.11m approx)



## KITCHEN

15'0" x 9'3" approx (4.57m x 2.82m approx)



## UTILITY

7'1" x 5'4" approx (2.16m x 1.63m approx)

## FIRST FLOOR

## LANDING

## BEDROOM 1

15'0" x 9'3" approx (4.57m x 2.82m approx)





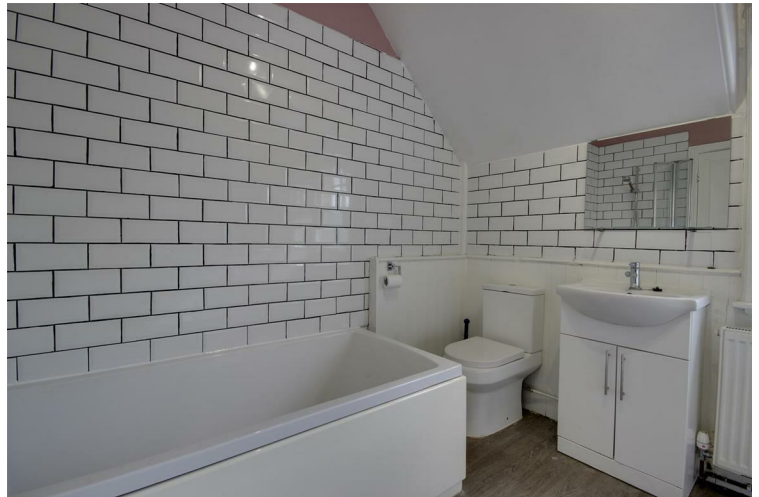
## BEDROOM 2

14'3" x 8'0" approx (4.34m x 2.44m approx)



## BATHROOM

8'9" x 8'6" approx (2.67m x 2.59m approx)



## COTTAGE GARDEN



## CENTRAL HEATING

Thorncliffe House has the benefit of a gas fired central heating system to radiators.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for No. 55 Southfield is is Band G and for No. 57 Southfield is 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.

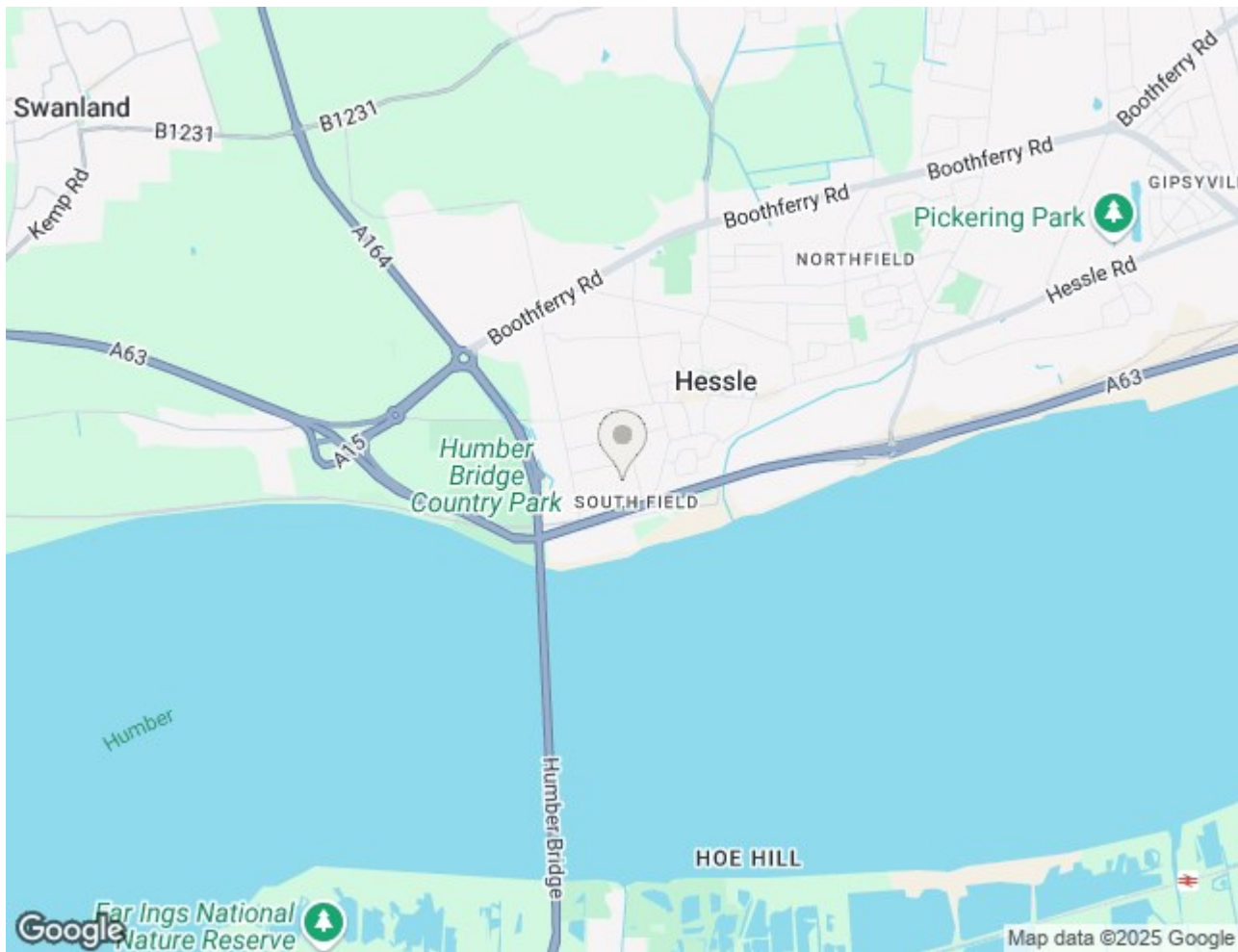
## PHOTOGRAPH DISCLAIMER

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.











## Ground Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



## First Floor

Approx. 36.7 sq. metres (395.3 sq. feet)




Total area: approx. 77.0 sq. metres (829.3 sq. feet)

## The Cottage



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>37</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	