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Matthew
Limb
MOVING HOME



51 Elloughton Road, Brough, East Yorkshire, HU15 1AP

- 📍 House of Distinction
- 📍 Immaculately Presented
- 📍 Great Character
- 📍 Council tax Band = G
- 📍 Superb Half Acre Grounds
- 📍 5 Bedrooms
- 📍 A Rare Opportunity
- 📍 Freehold/EPC = D

£925,000

INTRODUCTION

This beautiful home is a true "house of distinction". Standing in superb grounds of around half and acre which have been lovingly cultivated and tended over the years, this impressive period property really must be viewed to be fully appreciated. The immaculately presented accommodation exudes great character with many fine period features, high ceilings and significant appeal. Arranged over 3 floors, as depicted on the attached floorplan, the accommodation briefly comprises a lovely entrance hallway, formal lounge, large dining room, delightful sitting room overlooking the garden, kitchen, breakfast room, utility, pantry, butlers pantry and W.C.. At first floor are three spacious double bedrooms with the main complete with a dressing room. There is also a recently re-fitted luxurious bathroom with both a shower and a bath. Upon the second floor lie two further double bedrooms served by a modern bathroom. The property is predominately double glazed and has gas fired central heating system served by a recently installed modern boiler. The grounds are simply outstanding. A mature hedge provides privacy to the front and a twin access driveway affords ample parking and entry to the double garage. The formal gardens extend to the side (west) and rear (south) of the house and have been thoughtfully planned, extensively stocked and lovingly cared for over the years creating many areas of interest. Features include a large paved terrace wrapping around the house, ornamental pond, lawns, planted beds packed full of floral and fauna and a central walkway with a rose covered pergola. There is also a useful greenhouse situated to the far corner of the garden.

LOCATION

Situated on the western side of Elloughton Road, close to its junction with Westfield Park, stands this impressive period property. The area of Elloughton-cum-Brough is served by well reputed primary schools with secondary schooling available at nearby South Hunsley in Melton. A number of public schools are also available nearby such as Tranby, Hymers College or Pocklington, all with a bus service available from Elloughton Road. Convenient access is provided to the A63 leading into Hull City centre to the east or the national motorway network to the west. The surrounding area provides an excellent range of facilities including supermarkets, local shops, cafes and public houses. Brough has its own mainline railway station providing inter city connections to London Kings Cross approximately 2 1/2 travelling time away. There area is also well served by recreation facilities including at the nearby Brough Golf Club.

ENTRANCE VESTIBULE

With a beautiful mosaic tiled floor and an under stairs cupboard off. Internal door to:



HALLWAY

A delightful hallway with a strip wood floor and a stunning staircase with polished handrail running to the first floor. There is also a rear lobby with external access door leading out the terrace.



CLOAKS/W.C.

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

LIVING ROOM

13'10" x 18'9" approx (4.22m x 5.72m approx)

Into deep bay window to the rear providing beautiful views across the rear garden. The focal point is a stunning marble fire surround housing a cast grate. Deep coving to ceiling and picture rail. Double doors open through to the dining room.



DINING ROOM

16'2" x 13'10" approx (4.93m x 4.22m approx)

With deep bay window to front elevation. Accessed either from the hallway or lounge. A door also provides access to the conservatory.



CONSERVATORY

18'6" x 9'6" approx (5.64m x 2.90m approx)

A lovely room which provides stunning views across the gardens and double doors lead out to the terrace. There is tiled floor with underfloor heating.



KITCHEN

14'0" x 12'0" approx (4.27m x 3.66m approx)

Having a range of oak fronted base and wall mounted units with granite work surfaces, undercounter sink with mixer tap and tiled surround. Appliances include twin Siemens ovens with warming drawers below, induction hob with extractor hood above, AEG microwave and an integrated dishwasher and fridge/freezer. Recessed spot lights to ceiling, window to the front elevation. A wide opening through to:



BREAKFAST ROOM

10'6" x 9'0" approx (3.20m x 2.74m approx)
With double doors opening to the;



SITTING ROOM

18'8" x 13'3" approx (5.69m x 4.04m approx)
A superb room overlooking the rear gardens and double doors opening out to the terrace. There is beautiful limestone fire surround house "living flame" gas fire.



BUTLERS PANTRY

6'5" x 6'0" approx (1.96m x 1.83m approx)
With an array of fitted cupboards.

UTILITY ROOM

With sink and drainer, plumbing for automatic washing machine, tiling to the floor and external access door to side.

PANTRY

With cupboards and shelving.

FIRST FLOOR

LANDING

With a continuation of the staircase leading up to the second floor.
Situated off the landing is a large linen cupboard also housing the hot water cylinder.

STAIRS



BEDROOM 1

14'0" x 19'3" approx (4.27m x 5.87m approx)

Into deep bay window to the rear providing fabulous views across the rear garden. Fitted wardrobes and further window to side elevation.



DRESSING ROOM

Complete with fitted cupboards and wardrobes. Window overlooking the rear garden.

BEDROOM 2

14'0" x 11'11" approx (4.27m x 3.63m approx)

With two fitted wardrobes, vanity wash hand basin to corner, window to front elevation.



BEDROOM 3

13'10" x 19'2" approx (4.22m x 5.84m approx)

Into deep bay window to front elevation. Fitted wardrobes.



BATHROOM

12'2" x 10'3" approx (3.71m x 3.12m approx)

A recently installed luxurious suite comprising a "walk in" shower area with glazed partition, bath, fitted cupboards with inset wash hand basin and W.C., tiled surround and tiling to the floor, heated towel rail.



SECOND FLOOR

LANDING

With fitted shelving to the half landing.



BEDROOM 4

15'8" x 14'1" approx (4.78m x 4.29m approx)
With fitted wardrobes, window to side elevation.



BEDROOM 5

15'7" x 14'0" approx (4.75m x 4.27m approx)
With window to side elevation, access to storage eaves.



BATHROOM

With suite comprising bath with shower over and screen, fitted furniture housing concealed flush W.C. and wash hand basin, tiling to the walls and floor.



OUTSIDE

A mature hedge provides privacy to the front and a twin access driveway affords ample parking and entry to the double garage. The formal gardens extend to the side (west) and rear (south) of the house and have been thoughtfully planned, extensively stocked and lovingly cared for over the years creating many areas of interest. Features include a large paved terrace wrapping around the house, ornamental pond, lawns, planted beds packed full of floral and fauna and a central walkway with a rose covered pergola. There is also a useful greenhouse situated to the far corner of the garden. An externally accessed W.C. lies to one corner of the property.



GREENHOUSE



REAR VIEW



TENURE

Freehold

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

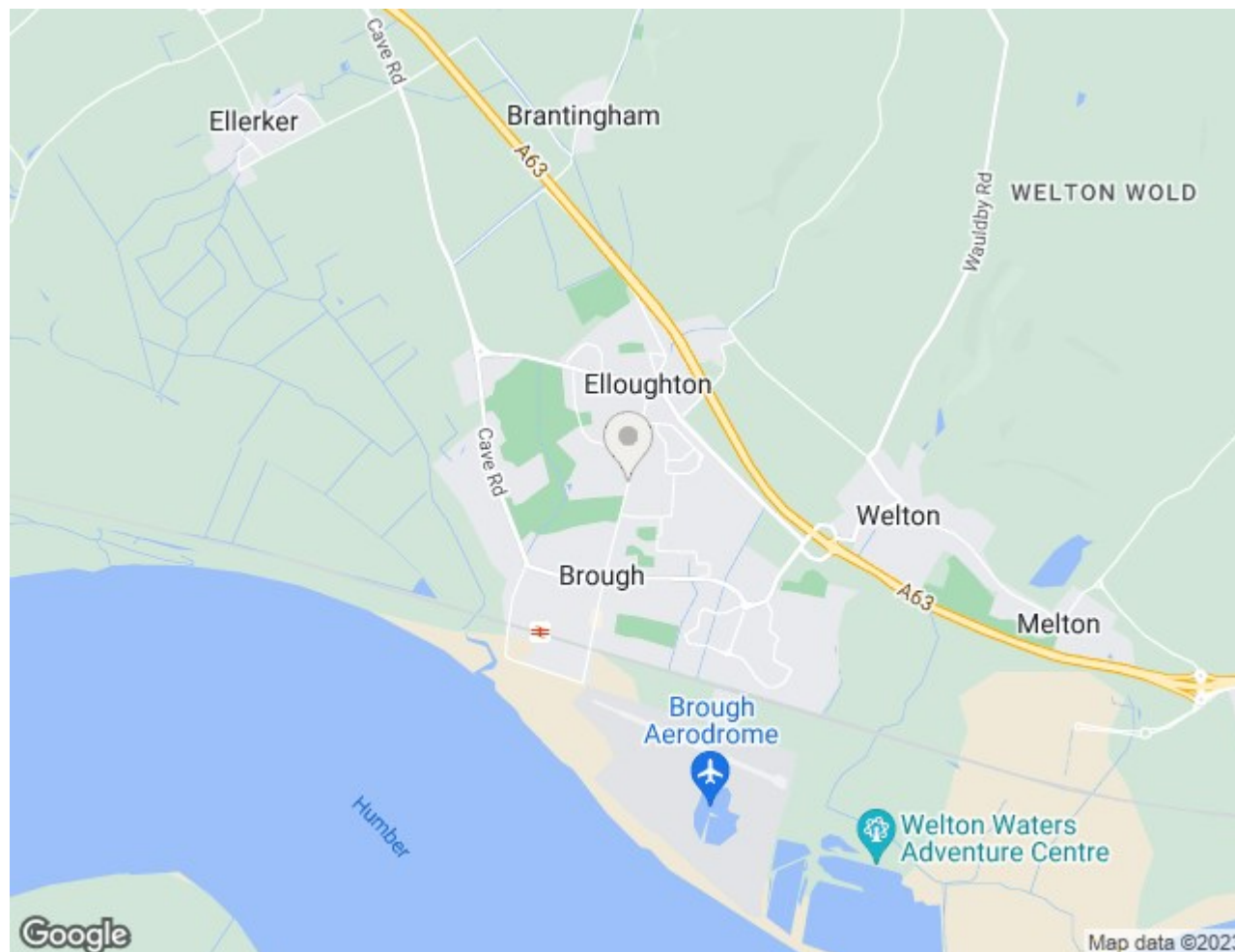
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



Ground Floor

Approx. 142.9 sq. metres (1537.9 sq. feet)



First Floor

Approx. 92.5 sq. metres (995.6 sq. feet)




Second Floor

Approx. 65.2 sq. metres (701.5 sq. feet)



Total area: approx. 300.5 sq. metres (3235.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(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		
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