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Matthew
Limb
MOVING HOME



Woodlands, 63 Cave Road, Brough, East Yorkshire, HU15 1HH

- 📍 Outstanding Det. Residence
- 📍 Many Period Features
- 📍 Approx. 1.15 Acres
- 📍 Tax Band H
- 📍 Beautifully Appointed
- 📍 Fabulous Gardens
- 📍 Stunning Views
- 📍 Tenure Freehold / EPC = E

£1,400,000

INTRODUCTION

"Woodlands" is a truly outstanding period residence, set in grounds of around 1.15 acres providing far reaching and breathtaking views of the rivers Humber and Trent. Proudly standing on the western side of Cave Road, the property is entered through a pair of automated wrought iron gates which open to a large gravelled circular driveway affording multiple parking and access to the garaging. The majestic grounds extend to front, side and particularly the rear of the dwelling which faces west and comprises extensive formal lawns, ornamental box hedging, orchard and an array of established shrubbery and flora.

The accommodation has great character, retaining many features, yet having been stylishly refurbished over the years. The ground floor comprises an entrance vestibule and beautiful hallway, stunning drawing room, dining room, octagonal conservatory, and sitting room. The impressive kitchen has been thoughtfully designed, being ideal for a chef, well fitted with maple fronted units, granite work surfaces and matching island, together with a host of professional Gaggenau appliances. There is also a utility room and a cloaks/W.C. Stairs lead down to the cellars which are ideal for storage. Upon the first floor the spacious landing provides access to four bedrooms including the luxurious master suite which affords some of the finest views locally across the grounds, countryside beyond and onwards to the rivers Humber and Trent in the distance. It also has the benefit of a contemporary en-suite shower room. The fourth bedroom has an attractive westerly facing balcony accessed off and this floor is completed by a bathroom, separate W.C., and a walk-in airing cupboard plus further store cupboard. Upon the second floor are three further bedrooms together with a box room.

Rarely do properties on the western side of this highly desirable street scene come to the open market and therefore early viewing is strongly recommended.



LOCATION

Cave Road, Brough is one of the region's most desirable addresses and comprises many of the area's finest homes. The western side of the road is characterised by large properties in substantial grounds which border open land to the rear. The property lies in close proximity to Brough Golf Club, and is situated on the western fringe of the village, well placed for Brough's excellent range of facilities which include Morrison's and Sainsbury's supermarkets, general shops, doctors surgery and dentists, public houses, churches and recreational facilities. The village also has its own primary school and secondary schooling is located at South Hunsley in the neighbouring village of Melton. Public schooling is available locally with a combination of Hymers College in Hull, Hull Collegiate in Anlaby and Pocklington School within striking distance. The property is also ideally placed for the commuter as Brough has its own main line railway station providing intercity connections with a regular service to London Kings Cross which is approximately 2.5 hours distant. Convenient access can be gained to the A63 leading into Hull city centre to the east and the national motorway network to the west, making this ideal for travelling into the counties business centres. The historic market town on Beverley lies approximately 20 minutes driving time away.



ACCOMMODATION

ENTRANCE VESTIBULE

Internal door to:

ENTRANCE HALLWAY

13'0" x 12'0" approx (3.96m x 3.66m approx)

With a striking staircase with polished handrail leading to the first floor off.



DRAWING ROOM

23'7" x 17'9" approx max (7.19m x 5.41m approx max)

An elegant room with bay window to the west overlooking the gardens, and double doors to the south opening out to the side garden, Stripwood flooring, feature fire surround housing a log burner, moulded coving to ceiling.



SITTING ROOM

DINING ROOM

13'10" x 18'4" approx max (4.22m x 5.59m approx max)

With stone fireplace, wood strip flooring to the perimeter of the room, moulded coving and delft rack. Bay window to the west overlooking the gardens.



CONSERVATORY

12'8" x 8'10" approx (3.86m x 2.69m approx)
Overlooking the garden with double doors leading out.



SNUG

13'9" x 15'5" approx max (4.19m x 4.70m approx max)
Bay window to front elevation, wall mounted T.V point, feature fire surround with cast and tiled insert housing a living flame gas fire, recessed downlighters to ceiling.



DAY ROOM

14'0" x 12'0" approx (4.27m x 3.66m approx)
The focal point of the room is a stone fireplace housing a log burner. Travertine tiled floor, coving and recessed downlighters to ceiling, wall mounted bellring. Window to front elevation. A door opens to the staircase which leads down to the cellars. A wide opening to the kitchen.



KITCHEN

15'2" x 13'5" approx (4.62m x 4.09m approx)

Having an extensive range of maple fronted base and wall mounted units with granite work surfaces and a matching grand island. The kitchen is ideal for a chef having an excellent range of integrated appliances including professional Gaggenau twin ovens, warming drawer, gas and ceramic burners with extractor hood above, dishwasher, Neff microwave, undercounter double sink with Insinkerator. Travertine flooring and windows overlooking the rear garden.



REAR LOBBY

External access door to side.

UTILITY

10'8" x 5'6" approx (3.25m x 1.68m approx)

With fitted units, sink and drainer, plumbing for an automatic washing machine. The utility room houses the gas fired central heating boilers.

CLOAKS/W.C

CELLARS

Accessed from the day room.

FIRST FLOOR

LANDING

With windows to the front elevation. Storage cupboard off plus large walk-in airing cupboard situated off with cylinder tank and shelving facilities.



MASTER BEDROOM

18'0" x 14'10" approx (5.49m x 4.52m approx)
Bay window to the west overlooking the rear gardens providing some fabulous views for miles beyond. Moulded coving and recessed spotlights to ceiling.



EN-SUITE

Contemporary suite comprising low level W.C, large shower enclosure, twin wash hand basins and drawers below, plus mirror above. Tiling to the walls and floor, heated towel rail, recessed downlighters.



BEDROOM 2

14'0" x 18'4" approx max (4.27m x 5.59m approx max)
Bay window to the rear providing fabulous views of the garden and countryside beyond, moulded coving and picture rail, recessed downlighters.



BEDROOM 3

13'10" x 14'0" approx max (4.22m x 4.27m approx max)
Bay window to front elevation, further window to side, fitted wardrobe.



BEDROOM 4

12'3" x 10'0" approx (3.73m x 3.05m approx)

Overlooking the rear garden with door out to a balcony.

BATHROOM

8'8" x 7'9" approx (2.64m x 2.36m approx)

With moulded wash hand basin, bath with shower over plus mixer tap/shower attachment and screen, bidet, heated towel rail, tiling to the walls and floor.

W.C

With low level W.C and wash hand basin.

AIRING CUPBOARD

SECOND FLOOR

LANDING

A box room is situated off the landing.

BEDROOM 5

15'4" x 13'8" approx (4.67m x 4.17m approx)

Cupboard to corner, cast fireplace, window to the south elevation providing fabulous views.

BEDROOM 6

16'2" x 8'3" approx (4.93m x 2.51m approx)

Windows to front and rear elevations providing fabulous views, cast fireplace.

BEDROOM 7

14'0" x 9'5" approx (4.27m x 2.87m approx)

Window to rear elevation providing fabulous views, cast fireplace.

BOX ROOM

OUTSIDE



OUTSIDE - ALTERNATIVE VIEW



OUTSIDE - ALTERNATIVE VIEW



REAR VIEW OF PROPERTY



CENTRAL HEATING

The property has the benefit of gas fired central heating via two Ideal Mexico boilers which serve radiators to the ground and first floors. The upper floor is served by storage heaters.

GLAZING

The property has a combination of single glazing, sealed unit double glazing and uPVC framed double 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 H. 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

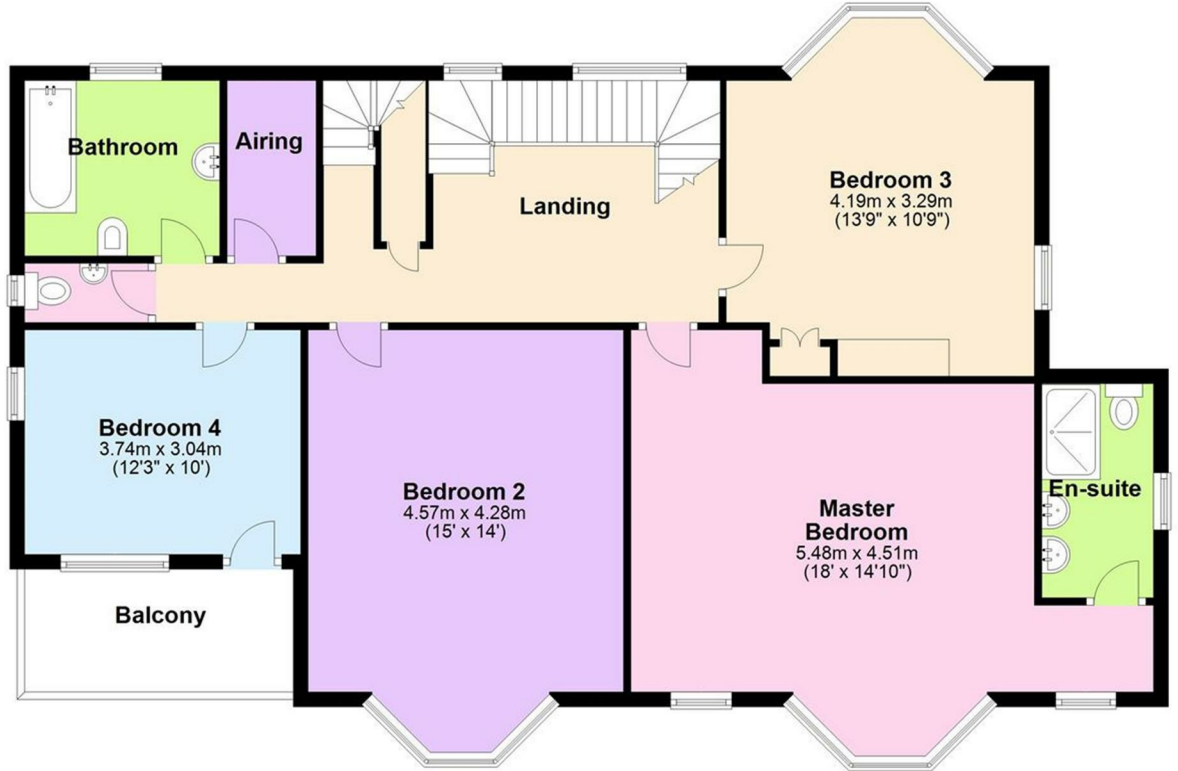
Approx. 154.7 sq. metres (1665.5 sq. feet)



Total area: approx. 336.9 sq. metres (3626.2 sq. feet)

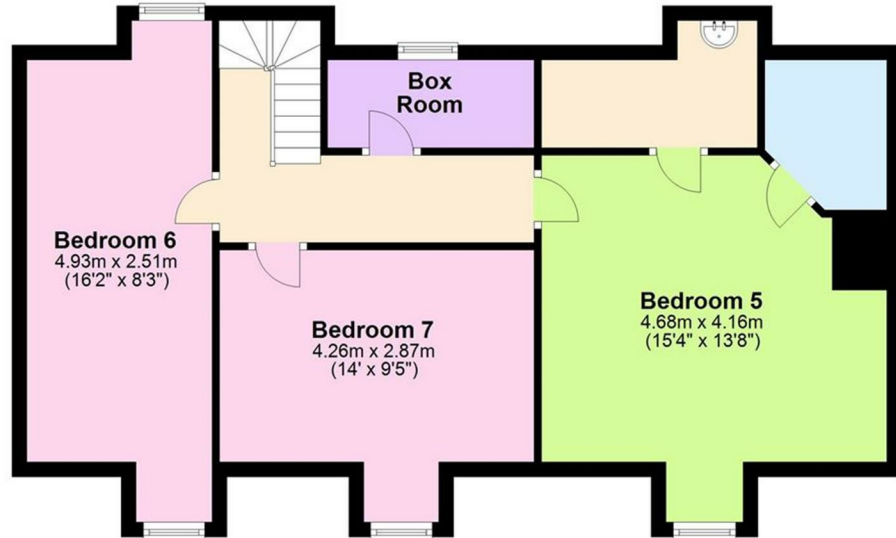
First Floor

Approx. 114.2 sq. metres (1228.9 sq. feet)



Second Floor

Approx. 68.0 sq. metres (731.8 sq. feet)





Promap v2
LANDMARK INFORMATION

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Plotted Scale - 1:1000. Paper Size - A4

