Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME









Sandhill, 15 Sands Lane, Elloughton, East Yorkshire, HU15 1JH

- Outstanding Period Property
- Exclusive Location
- Views Across Golf Course
- Council Tax Band = G
- 7/8 Bedrooms
- 1.3 Acre Grounds
- Tennis Court
- Freehold/EPC = D

Guide Price £1,000,000

INTRODUCTION

OFFERS INVITED BETWEEN £1,000,000 TO £1,100,000.

An exceptional period residence set within approximately 1.3 acres of beautiful grounds, enjoying commanding views across Brough Golf Course, occupying one of the area's most sought-after locations. Originally constructed in the late 1920s and more recently extended, this delightful home affords an abundance of character and generous proportions, being thoughtfully positioned within its plot to make the most of its south-westerly aspect across the gardens and golf course beyond. The classic layout provides excellent scope for sympathetic remodelling into a more contemporary design, presenting an opportunity to further enhance both lifestyle and value.





The accommodation, as illustrated on the accompanying floor plan, briefly comprises four reception rooms and upto seven or eight bedrooms arranged over the upper two floors, complemented by practical ground-floor amenities including cloakrooms, a utility room and a boiler room. Externally, the property enjoys a wide frontage to Sands Lane, screened by mature beech hedging, with two separate driveways—one leading to the front of the house and garage, and the other providing additional parking and access to a carport.

The grounds extend to approximately 1.3 acres, bordered on two sides by the 11th hole of the golf course, and features sweeping lawns interspersed with mature shrubs, hedges and trees, creating a private and idyllic setting. A substantial paved terrace wraps around the rear of the house, ideal for outdoor entertaining or relaxation, which overlooks a hard-surface tennis court. This unique property has not transacted for over 50 years and is therefore a rare opportunity to acquire a truly individual home of considerable appeal in an exclusive setting.

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 schools, both public and private, are available for all ages locally.

Hull - 13 Miles
Beverley - 11 Miles
York - 31 Miles
Leeds - 50 Miles





ACCOMMODATION

Stunning oak entrance door to:

ENTRANCE VESTIBULE

With original Terrazzo flooring, panelling to walls, cloakroom cupboard to corner and part glazed internal door to the entrance hall.

W.C.

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

ENTRANCE HALL

With a wall of glazing and French double doors looking south-west across the gardens and beyond, in addition to providing access to the paved terrace. The staircase leads up to the first floor. There is a beautiful plaster relief work to ceiling.





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FORMAL LOUNGE

An elegantly proportioned room, again with beautiful relief work to ceiling and triple aspect across the grounds. There is a window to front, "walk in" deep bay window providing a magnificent view across the gardens to the rear and the stone fireplace is flanked by further windows. The fireplace houses an open fire upon a tiled hearth with window seats to each corner. Parquet flooring beneath the carpet.







DINING ROOM

With deep "walk in" bay window to the south-west providing stunning views. Decorative relief work to ceiling. It is worth noting that this room could be interconnected with the kitchen (if desired).



SITTING ROOM

A really cosy room situated to the corner of the house with windows and double doors opening out to the terrace which has a south-west aspect.



KITCHEN

Having an extensive range of fitted units to both floor and wall, ample worksurfaces, one and a half sink and drainer with mixer tap. The focal point of the room is the gas fired AGA with twin hot plates (replaced in 2015). Plumbing for a dishwasher. Window overlooking the front driveway and forecourt. This room could be interconnected with the dining room (if desired).





INNER HALLWAY

With a second staircase leading to both the lower ground and first floor levels. Situated off is the utility room and access to coal store, boiler room, rear W.C. and to a rear entrance.

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UTILITY ROOM

With a good range of fitted cupboards and drawers. Sink and drainer unit, plumbing for automatic washing machine and space for further appliances.



SIDE ENTRANCE LOBBY

With coal cupboard off.

W.C.

With high flush W.C..

BOILER ROOM

Housing two gas fired central heating boilers. One for the original house and the other for the west-wing addition.

FIRST FLOOR

LANDING

A beautiful split level landing with oriel window to front elevation. A secondary staircase leads up to the attic rooms from the inner landing with access also provided to bedroom 4 and 5 plus there is also a large "walk in" airing cupboard with shelving and lagged hot water tank.



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BEDROOM 1

Situated to the south-east corner of the house. A stunning bay window with seat overlooks the grounds with a golf course beyond, further feature corner window. Fitted wardrobes, dressing table and a selection of drawers. Superb plaster relief work to ceiling. An archway opens through to the dressing room and en-suite.



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VIEW



DRESSING AREA

With fitted wardrobes and dressing table, feature corner window and further window to side.

EN-SUITE BATH/SHOWER ROOM

With coloured suite comprising low level W.C., bidet, pedestal wash hand basin, bath with shower attachment and separate shower enclosure, tiling to the walls.



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BEDROOM 2

A spacious double bedroom, again with a stunning deep bay window to the south-west providing great views across the garden and beyond. Traditional fitted wardrobes and central dressing table with drawers to one wall.



VIEW



BEDROOM 3/STUDY

Oriel window providing a panoramic view to the south-west across the grounds and golf course beyond.



BEDROOM 4

Another good double bedroom with window looking west towards the golf course. Complete with wash hand basin.



BEDROOM 5

Having a window to the south-west. Wash hand basin to corner.



BATHROOM

With coloured suite comprising bath with shower over and wash hand basin.



SEPARATE W.C.

Low flush W.C..

SECOND FLOOR

TOP FLOOR LANDING

Door providing access to useful eaves storage area. The top floor has previously been a billiard room (sub-divided) therefore has a reinforced floor.

BEDROOM 6

With large Velux windows providing some panoramic views across the golf course and towards Elloughton Dale.



TOP FLOOR PLAY ROOM

Ideal as a playroom or study with windows looking south-west across the grounds and golf course beyond.

BEDROOM 7

Large Velux window to the south-west.



BEDROOM 8/STORE ROOM

Large Velux window looking towards Elloughton Dale.

BATHROOM

With coloured suite comprising low level W.C., pedestal wash hand basin, panelled bath with shower attachment and screen, tiling to the walls.

OUTSIDE

The property occupies a prime location bordering the prestigious Brough Golf Course. Sandhill is accessed via the tarmac private drive of Sands Lane which links Stockbridge Road to Main Street in the village of Elloughton. The property has two driveways, the main of which opens to a gravelled forecourt providing ample parking, turning space and access to the single garage. The front is bounded by a mature beech hedge which provides seclusion. The secondary entrance leads to a car port and provides further parking.
The property has been sited on its plot to take full advantage of the south-west facing aspect with all principle rooms looking into the garden and the golf course beyond. Enjoying an elevated position, this provides some stunning vistas throughout the year. A flag paved terrace runs around the rear of the house beyond which sweeping lawns are bounded by mature shrubbery and planting. Within the garden is situated a hard surfaced tennis court with fenced surround.











REAR VIEW

CENTRAL HEATING

The property has the benefit of central heating to radiators served by a combination of two boilers.

GLAZING

The property is predominantly single glazed with a combination of original metal and timber framed units.

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

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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

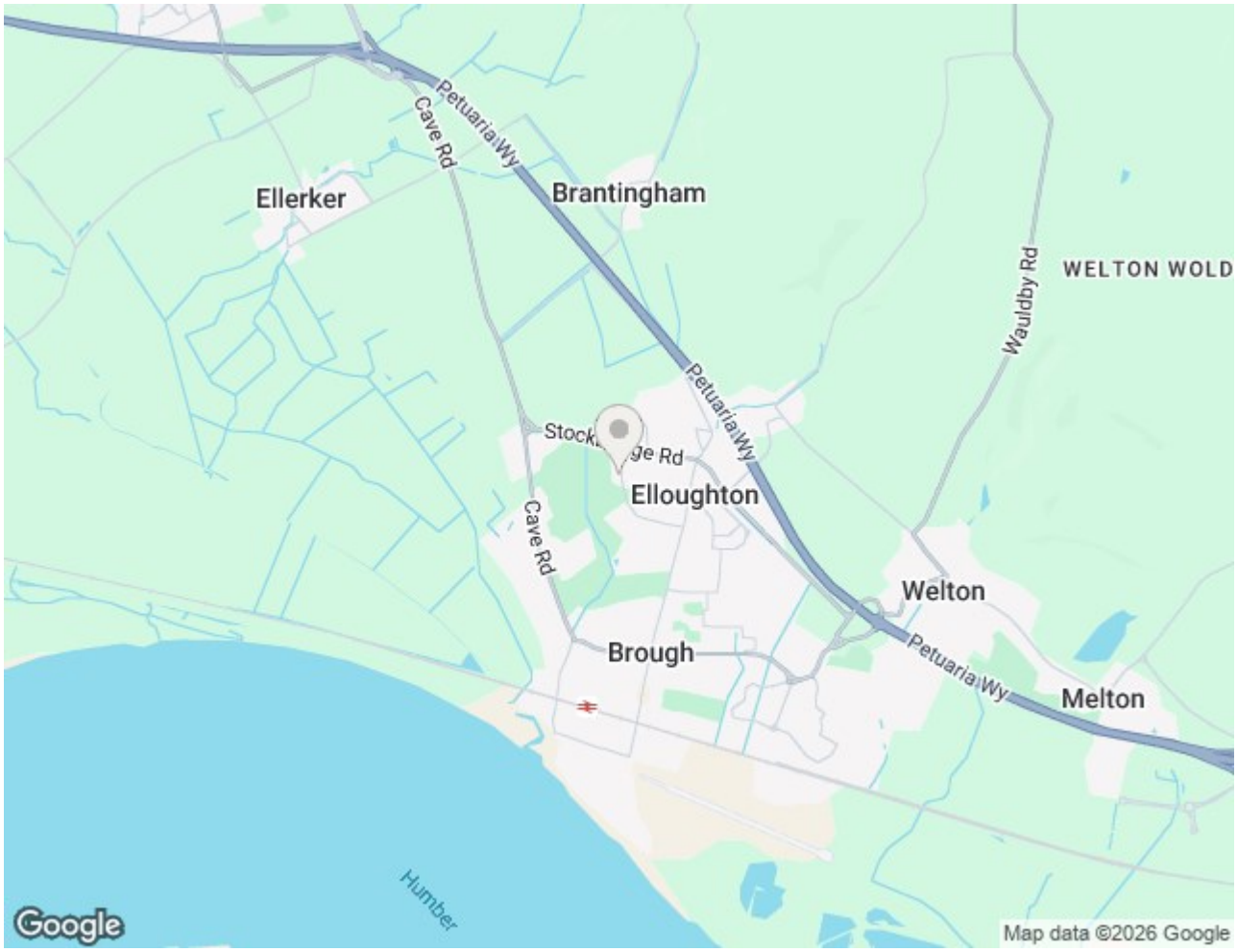
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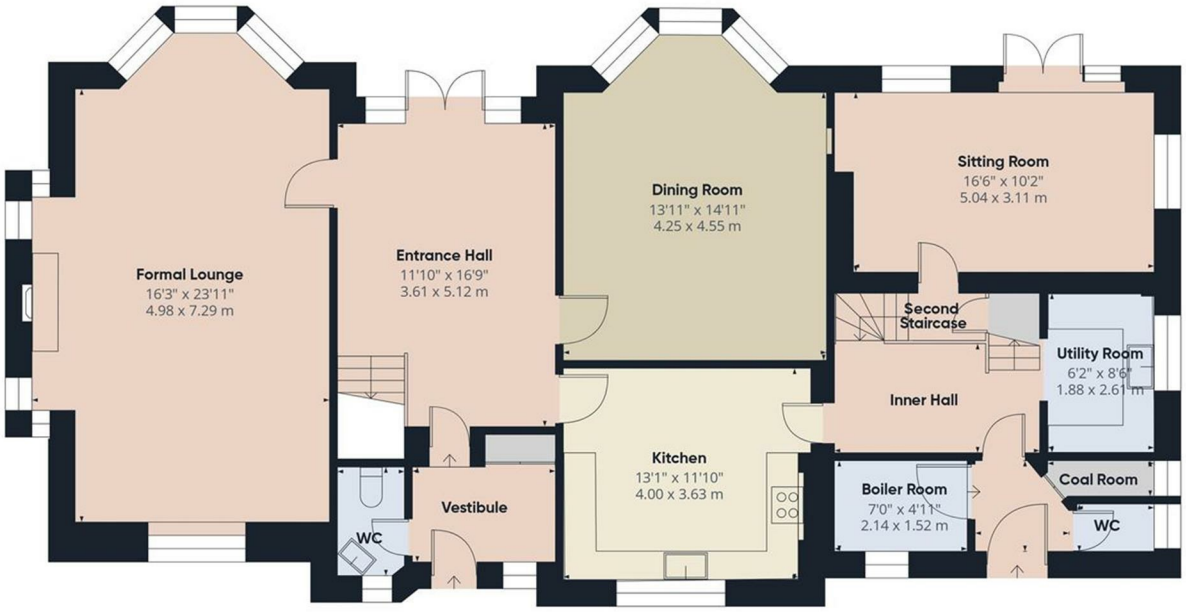
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

PROPERTY TO SELL?

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.

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Wauldby Rd
Petuaria Wy
Elloughton
Cave Rd
Welton
Brough
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Melton
Humber
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Floor 0

Approximate total area(1)

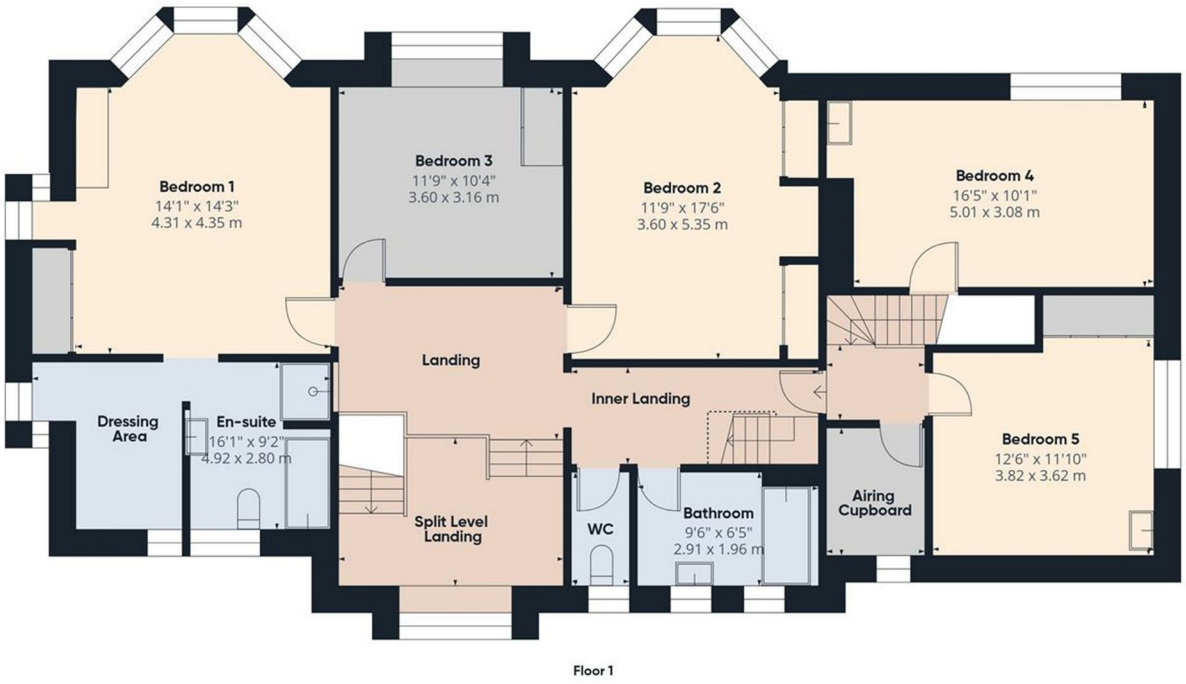
1502 ft²

139.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area(1)
1469 ft²
136.4 m²

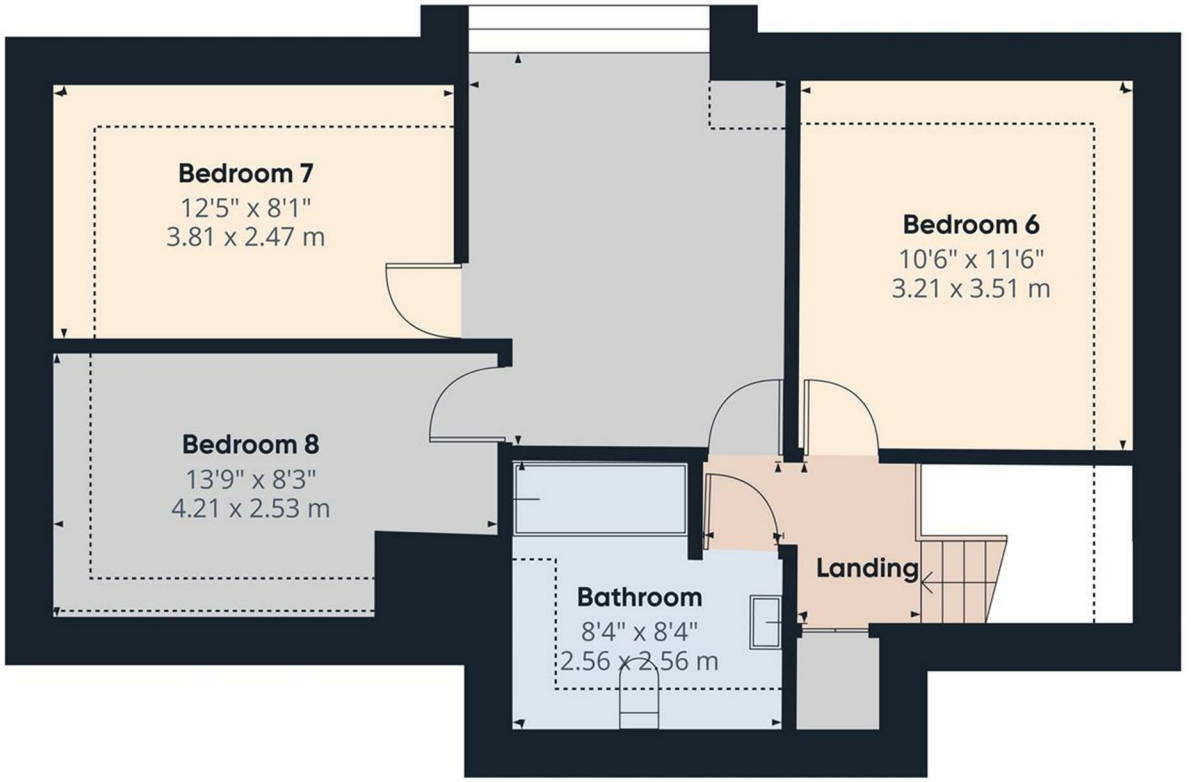
Reduced headroom
9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2

Approximate total area(1)
534 ft²
49.7 m²

Reduced headroom
99 ft²
9.2 m²

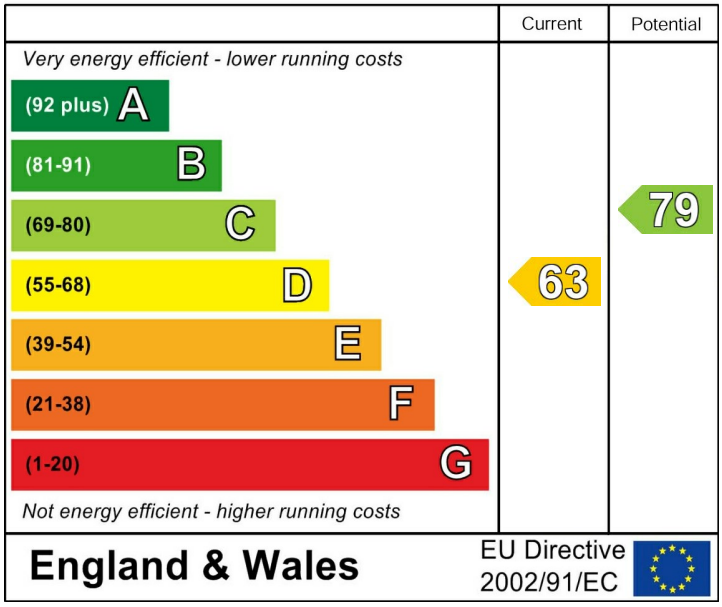
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

