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Limb
MOVING HOME



84 Main Street, Etton, East Yorkshire, HU17 7PQ

- 📍 Luxury Throughout
- 📍 A Real 'One Off'
- 📍 Superlative Specification
- 📍 Council Tax Band = G
- 📍 4 Bedrooms
- 📍 Beautifully Appointed
- 📍 Gym/Office Outbuilding
- 📍 Freehold/EPC = C

£995,000

INTRODUCTION

A simply outstanding detached home in the pretty village of Etton, some 4.5 miles from the historic market town of Beverley. Built to the finest quality, approximately 3 years ago, this exquisite property is beautifully appointed from 'top to bottom'. The property occupies a good side plot of around a third of an acre and enjoys an elevated position providing lovely views to the front across paddock land. To the rear, the garden includes a contemporary patio and extensive lawn beyond backing onto fields. A particular feature is the detached gym/workspace complete with kitchen and W.C.. The accommodation is depicted on the attached floorplan and briefly comprises a stunning central hallway, formal lounge, study and a fabulous open plan living kitchen with superb range of units and grand island together with a living area with part vaulted ceiling centred around a log burner, perfect for those cosy winter nights. There is also a dining area situated off the kitchen and practicalities are catered for by a large utility room and cloaks/W.C.. Upon the first floor, a striking galleried landing provides access to all four bedrooms including a fabulous main suite with dressing room and shower room while bedroom 2 also benefits from an en-suite. A luxurious house bathroom completed the first floor. Outside parking is available to the cobble set driveway in front of the double garage which has an automated door. You cant fail to be impressed by this terrific home and viewing is most certainly recommended to fully appreciate its quality and appeal.



LOCATION

The property stands in a slightly elevated position on Main Street within the charming conservation village of Etton, some 4.5 miles from the historic market town of Beverley. This lovely Wolds village allows you to enjoy the peace and tranquillity of village life, yet be within striking distance of all that Beverley has to offer with easy access also towards Driffield, Hull, the Yorkshire coast and the wider surrounding area. There is a village hall, church and a recently renovated pub to enjoy.

ACCOMMODATION

An impressive aluminium powder coated contemporary entrance door opens to:

ENTRANCE VESTIBULE

With exposed brickwork, beautiful tiled floor and part oak panelling. Internal door to the entrance reception.

ENTRANCE RECEPTION

A stunning central space with oak detailed staircase leading up to the galleried landing above. There is a beautiful tiled floor, understairs storage cupboard and additional full height cupboard to side of staircase.



CLOAKS/W.C.

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

FRONT LOUNGE

A rectangular shaped room with windows providing a view south across paddock land beyond.



STUDY

Window to front elevation.



DINING AREA

With sliding patio doors out to a rear terrace. Beautiful paved flooring. Semi open plan to kitchen.



LIVING KITCHEN

A simply stunning space to the rear of the house with a part vaulted ceiling, picture windows and sliding patio door out to a rear terrace. The living area is centred around a beautiful log burner with oak mantel above and wall mounted TV point. The bespoke dual toned kitchen is simply stunning complete with quartz work surfaces and a grand island with breakfast bar peninsular and pendent lights above. There is an Everhot Aga, concealed extractor above with further appliances being an integrated dishwasher, fridge, wine chiller. There is also a hidden pantry cupboard.



KITCHEN AREA



LIVING AREA



UTILITY ROOM

With matching fitted units and quartz worksurfaces, Belfast style sink, plumbing for automatic washing and space for a dryer, aluminium powder coated door to side. Wall mounted central heating boiler.

FIRST FLOOR

GALLERIED LANDING

Oak and glass detailed balustrade. Window to front complimented by a series of three vaulted roof lights allowing light to flood in. Airing cupboard situated off, tank cupboard to corner.



MAIN BEDROOM SUITE

Comprising bedroom, dressing room and en-suite.



BEDROOM AREA

Situated to the rear of the house with large floor to ceiling picture window overlooking the rear garden. Part decorative panelled wall, wall mounted TV point.



DRESSING ROOM

A "walk in" dressing room flanked by bespoke fitted furniture comprising wardrobes, drawers and open shelving.



EN-SUITE SHOWER ROOM

With suite comprising low level W.C., twin wash hand basin and cabinet, large shower area with rainhead and handheld shower system, part tiling to walls, heated towel rail.



BEDROOM 2

A luxurious bedroom with two windows looking south across the paddock land beyond.



EN-SUITE SHOWER ROOM

With suite comprising low level W.C., wash hand basin in cabinet, corner shower cubicle with rainhead and handheld shower system, part tiling to walls, heated towel rail.



BEDROOM 3

Window overlooking the garden to rear. Double opening door to built in wardrobe.



BEDROOM 4

With window looking south across paddock land beyond.



BATHROOM

Beautifully appointed with oval shaped bath with free standing tap stand, large "walk in" shower area with rainhead and handheld shower system, low level W.C., wash hand basin and cabinet, part tiling to walls.



SERVICES

Drainage by way of septic tank.
Double glazing throughout.
Gas fired central heating. Underfloor heating to ground floor, radiators to first floor.

OUTSIDE

The property stands in an elevated position and a cobble set forecourt provides parking and access to the integral double garage. Stone steps lead up to the entrance which are flanked by a lawned garden and shrubbery.

Directly to the rear of the house lies an extensive paved patio with steps and path leading up to the lawn beyond and to the office/gym. The lawns run up to fields beyond.





STREET VIEW



VIEW TO FRONT



REAR VIEW



OUTBUILDING

With bi fold doors opening out to the garden. This is a super space to relax, work or workout. There is both a W.C. and kitchen situated off.



KITCHEN



OFFICE/GYM



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.

AGENTS NOTE

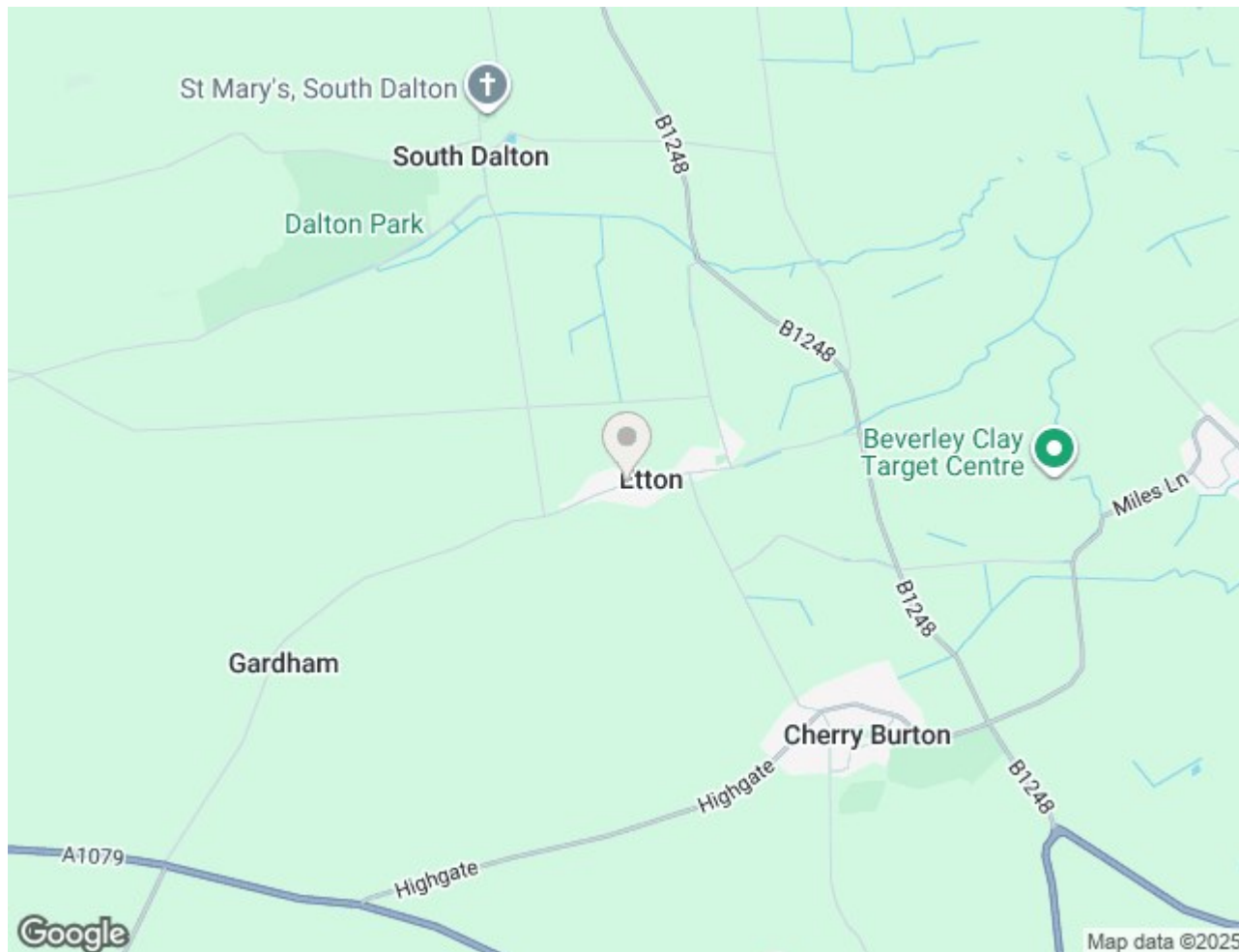
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

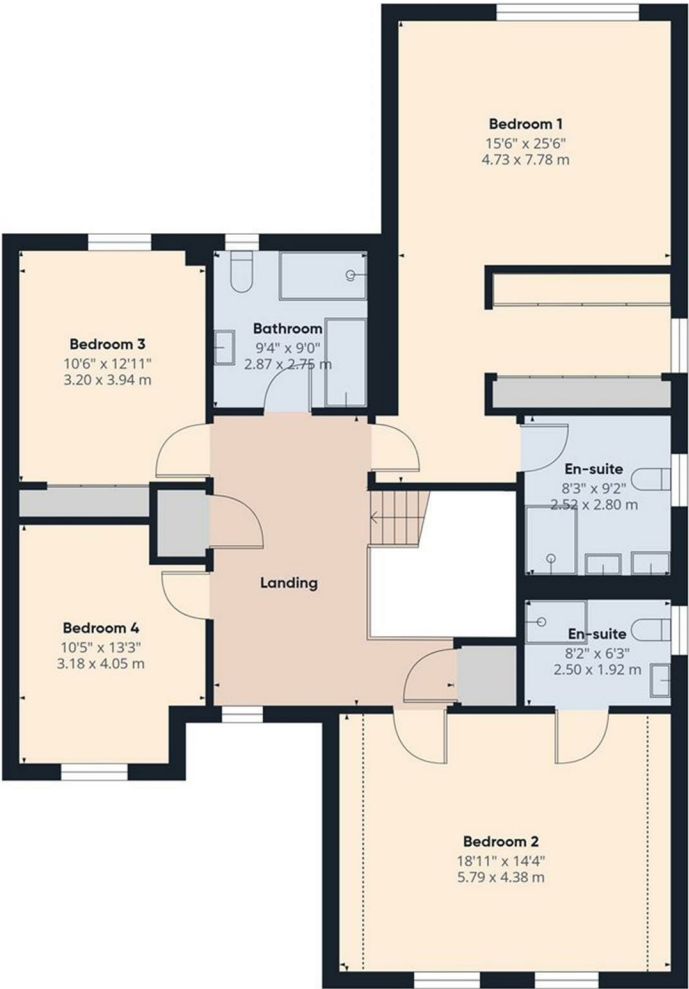
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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.







First Floor Main House



Approximate total area⁽¹⁾
1299 ft²
120.6 m²

Reduced headroom
36 ft²
3.4 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.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(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		
England & Wales	EU Directive 2002/91/EC	