

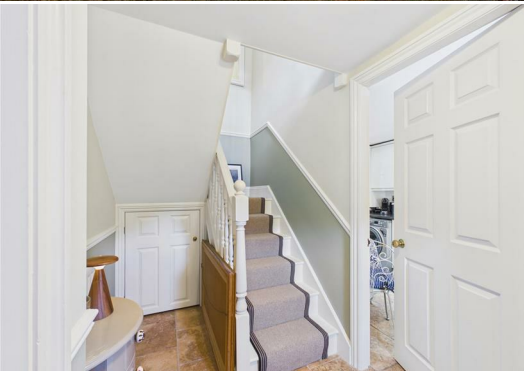
Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



The Old Forge, 4 Narrow Lane, North Ferriby, East Yorkshire, HU14 3EN

- 📍 Unique Detached Cottage
- 📍 Highly Coveted Location
- 📍 Spacious Lounge
- 📍 Council Tax Band = C
- 📍 Modern Kitchen & Garden Room
- 📍 Private Low Maintenance Walled Garden
- 📍 Off-Road Parking for 2 Vehicles
- 📍 Freehold / EPC = D

£239,950

INTRODUCTION

Boasting a pedigree reaching back to the late 1800s, The Old Forge stands as a unique piece of local history tucked away on one of the village's most coveted no-through roads. Once a working blacksmith's forge, this detached home has been thoughtfully converted to offer a comfortable, characterful lifestyle that balances its Victorian origins with practical modern updates.

The accommodation begins with a welcoming entrance hallway that sets a sense of home from the outset. From here, you find a spacious lounge anchored by a feature fireplace—a warm reminder of the building's industrious past. The kitchen is fitted with a range of modern units, providing a functional and bright workspace. To the rear, a charming, compact garden room offers a quiet spot for a morning coffee with views across the garden.

The outdoor space is a particular highlight for those seeking peace and quiet; the low-maintenance rear garden is a private haven, enclosed by a traditional brick wall and fenced boundary. Complete with the rare village advantage of off-road parking for two vehicles at the front, The Old Forge is a delightful retreat for those looking for a home with a story to tell in an unrivaled central location.

LOCATION

The property is situated along Narrow Lane which is a private "no-through" road leading off High Street in the centre of the village. North Ferriby is one of the most distinguished villages in the East Riding, nestled on the northern bank of the Humber Estuary. It offers an exceptional quality of life, celebrated for its community spirit, surrounding landscapes, and stunning riverside views. Together with the nearby villages of Swanland and Melton, the area provides a highly desirable residential environment that perfectly balances a peaceful village lifestyle with immediate access to modern conveniences.

The local infrastructure is excellent, catering to both daily needs and leisure. The village heart features an impressive church and there are a variety of independent shops, a convenience store, and charming local cafés, alongside the popular Duke of Cumberland pub. Residents benefit from being just minutes away from more extensive amenities in nearby Hessle and Willerby, while the scenic riverside walkways and the village hall and local village social club offer fantastic opportunities for recreation and community engagement.

The village is home to the well-regarded North Ferriby Primary School, known for its strong community links. For secondary education, the village falls within the catchment for the well-regarded South Hunsley School and Sixth Form College, with prestigious independent options, including Hymers College, Tranby, and Pocklington School, also within easy reach.

North Ferriby provides superb regional connectivity, particularly for those who commute by rail or road. The village features its own railway station with regular services to Hull, Leeds, York and Sheffield. For motorists, the A63 is immediately accessible, providing a direct link to Hull or the M62 corridor and the national motorway network, ensuring effortless travel across the region.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 8 miles
- Beverley (Historic Market Town): Approx. 11 miles
- York: Approx. 33 miles
- Leeds: Approx. 53 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALL

With tiled floor and staircase leading up to the first floor with cupboard under.



LOUNGE

Spacious, light and airy living space with feature fireplace and windows to the front and side elevations.



KITCHEN

Having a range of modern base and wall units with contrasting worktops incorporating a sink and drainer with shower style mixer tap, oven, four ring hob with filter above. There is plumbing for a washing machine and dishwasher plus space for a fridge/freezer. A door leads through to the garden room.



GARDEN ROOM

Delightful space with views across the garden.



FIRST FLOOR

LANDING

With window to the front elevation.

BEDROOM 1

With window to the side elevation.



BEDROOM 2

With window to the rear elevation.



SHOWER ROOM

With modern suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail and window to rear.



OUTSIDE

To the front, the property is set back behind a low brick wall, where an authentic cobbled driveway provides practical off-road parking for two vehicles.

The rear garden is a true highlight; beautifully secluded and enjoying a desirable south-westerly aspect. Designed for year-round interest and ease of maintenance, this charming space is primarily laid to decorative gravel and features a central circular patio, ideal for a fire pit or alfresco seating. Access can be gained to the rear garden along the side via the path of the neighbouring property to a gate which provides access to the garden of Number 4 Narrow Lane. Further details are available upon request.

The garden is framed by characterful high brick walls and timber fencing, which provide an exceptional level of privacy and a wonderful sense of enclosure. This structure is further enhanced by a lush backdrop of established greenery from the surrounding area and a stunning specimen Acer planted within the garden's own border. The result is a private, low-maintenance sanctuary that feels tucked away from the world.

REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has timber frames single glazed windows.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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.

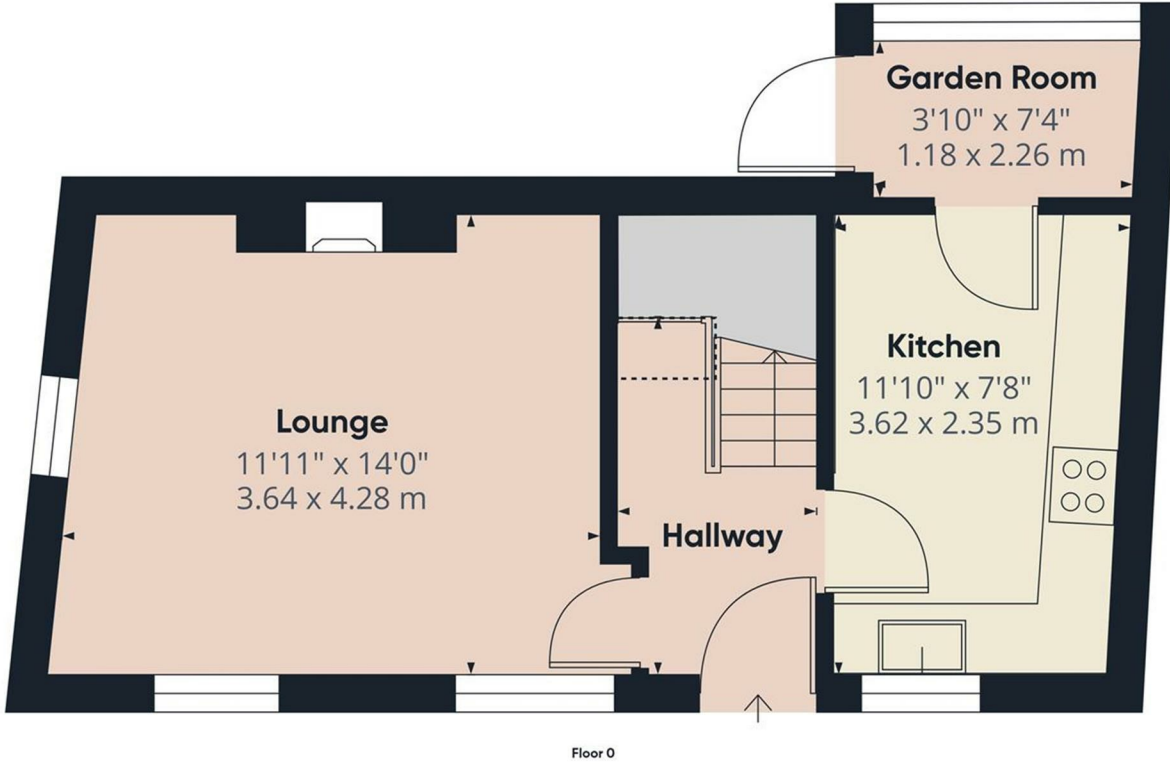
PHOTOGRAPH DISCLAIMER

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. AI may have also been used to enhance photography.

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.





Approximate total area^m

338 ft²
31.5 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

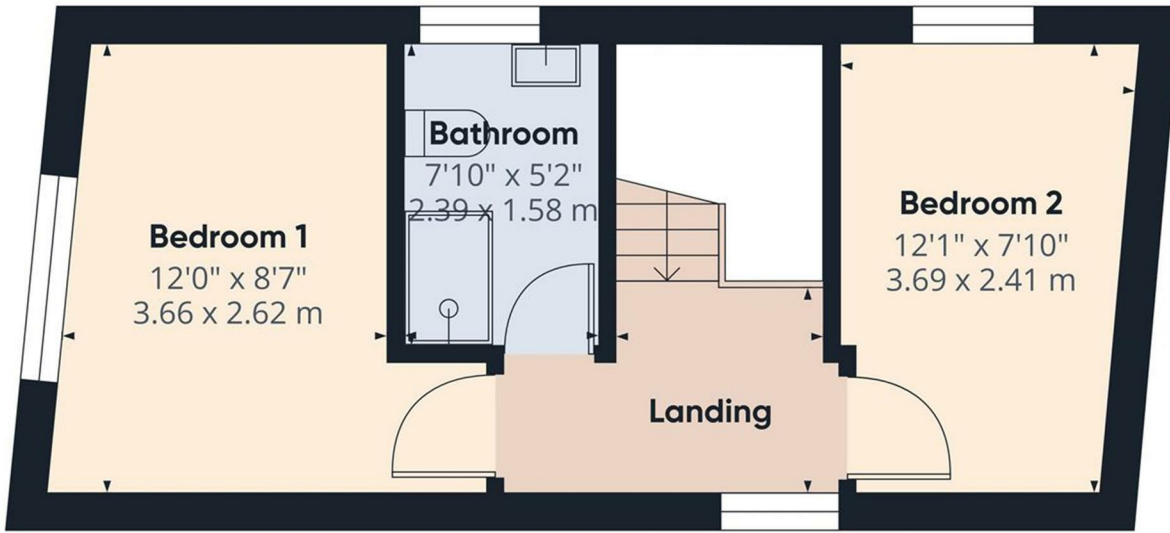
Reduced headroom

..... 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





Floor 1



Approximate total area⁽¹⁾
282 ft²
26.2 m²

(1) Excluding balconies and terraces

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