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Matthew
Limb
MOVING HOME



8 Mill Lane, Elloughton, East Yorkshire, HU15 1JL

- Individual Detached House
- 4 Bedrooms
- Overall Site of 0.46 Acre
- Council Tax Band = G
- Planning Permission on Garden
- Double Garage
- Exclusive Location
- Freehold/EPC = C

£860,000

INTRODUCTION

This stunning detached home is situated in an exclusive location and stands in a site of around 0.46 acre which has planning permission in existence for a detached dwelling upon the side garden. The property was originally built in 2005 and formed part of a planning approval for two similar houses, only one being built at the time, with the owners preferring to utilise the potential building plot to the side as extra garden. This interesting opportunity therefore allows a purchaser to enjoy the superb plot with the potential of a valuable building plot at some point in the future. The fabulous property itself provides an excellent range of accommodation, as depicted on the attached floorplan, and briefly comprises an entrance porch, attractive central hallway, stunning lounge and dining area, living/breakfast kitchen, separate utility room, snug, office and cloaks/W.C.. Upon the first floor are 4 bedrooms, the main being particularly spacious together with the benefit of an en-suite bath/shower room. There is also a separate bathroom. The accommodation boasts gas fired central heating, being underfloor to the ground floor and to radiators upstairs. There is sealed unit double glazing installed. Outside, an automated wrought iron gated entrance opens up to the parking forecourt and detached double garage. There is an extensive paved terrace which enjoys the southerly aspect and views of the established surroundings. There is a garden area to the rear with a main garden situated to the western flank of the house which is mainly lawned and bounded by hedging.



LOCATION

The property is situated along the beautiful leafy private road of Mill Lane which runs from Main Street towards Brough Golf Course. The property therefore enjoys a private position within the Elloughton's historic conservation area, one of the most highly regarded locations in the region. Elloughton is situated approximately 10 miles to the west of Hull on the edge of Yorkshire Wolds with its centre clustered around the historic village church. There is a well reputed primary school and the property lies within the catchment area for South Hunsley school in the nearby village of Melton. The combined area of Elloughton-cum-Brough provides an excellent range of local shops including a variety of supermarkets, general amenities. Recreational facilities include Ioinions rugby club and sports centre, Blackburn Leisure Club, Welton Waters activity centre, Brough Golf Course and a easy access to the Wolds Way, ideal for the walker and cyclist. The area is also well served by first class road and rail connections with quick access available to the A63 leading into Hull City centre to the east and the national motorway network to the west. The village Brough has a mainline railway station providing regular intercity services including to London's Kings Cross, approximately 2 and a half hours travelling distance away.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With tiled floor, internal door to:

HALLWAY

An attractive central hallway with tiled floor and staircase leading up to the first floor landing, cupboard beneath.



LOUNGE

21'8" x 12'10" approx (6.60m x 3.91m approx)

Extending to 17'0". A beautiful room with a deep bay window to the front elevation, double doors out to the rear garden. The focal point of the room is a limestone fire surround with marble hearth and back plate housing an open grate.



DINING AREA

11'2" x 9'8" approx (3.40m x 2.95m approx)

Situated off the lounge, the dining area has a window overlooking the front elevation and there is also access from the hallway.





SNUG

14'9" x 12'9" approx (4.50m x 3.89m approx)
A cosy room with window to rear.



OFFICE

10'0" x 6'7" approx (3.05m x 2.01m approx)
Window to rear.

LIVING KITCHEN

20'8" x 14'9" approx (6.30m x 4.50m approx)

A light and airy room which has double doors opening out to the south facing terrace. There is also a window to the south and a feature circular window to the east. The kitchen has a range of fitted units with granite worksurfaces and upstands and there is a range cooker with extractor hood above, an integrated fridge/freezer and plumbing for a dishwasher. Sink and drainer.



KITCHEN AREA





VIEW



UTILITY ROOM

9'1" x 7'7" approx (2.77m x 2.31m approx)

Having a selection of fitted units, sink and drainer, plumbing for automatic washing machine and space for further appliances. Wall mounted gas fired central heating boiler. External access door to side.

CLOAKS/W.C.

With low level W.C., cabinet with inset wash hand basin.

FIRST FLOOR

LANDING

With cylinder cupboard off.



BEDROOM 1

21'9" x 13'0" approx (6.63m x 3.96m approx)

Plus door well recess. Windows to both front and rear elevation. There is a range of fitted wardrobing,



EN-SUITE BATH/SHOWER ROOM

With cabinet with inset wash hand basin, bath, shower cubicle, low level W.C., tiled surround, heated towel rail.



BEDROOM 2

20'6" x 18'0" approx (6.25m x 5.49m approx)
With fitted furniture comprising wardrobes and dressing table.
Window to front elevation and further Velux style window.



BEDROOM 3

12'10" x 11'4" approx (3.91m x 3.45m approx)
With window to rear elevation. Concertina doors open to a deep "walk in" wardrobe.



BEDROOM 4

10'5" x 8'2" approx (3.18m x 2.49m approx)
Velux style window.



BATHROOM

With suite comprising low level W.C., wash hand basin, bath, tiled surround, heated towel rail.



OUTSIDE

The property is approached through automated wrought iron gates which open to a gravelled parking courtyard and driveway. There is a large detached garage with automated up and over door. A south facing terrace is an ideal place to relax or entertain. A large garden area extends to the western flank of the house and is bounded by mature hedges and trees which provide much seclusion. There is also a small garden area directly to the rear of the house.



SIDE GARDEN



PATIO



REAR VIEW



GARAGE



GATES



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.

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.

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.

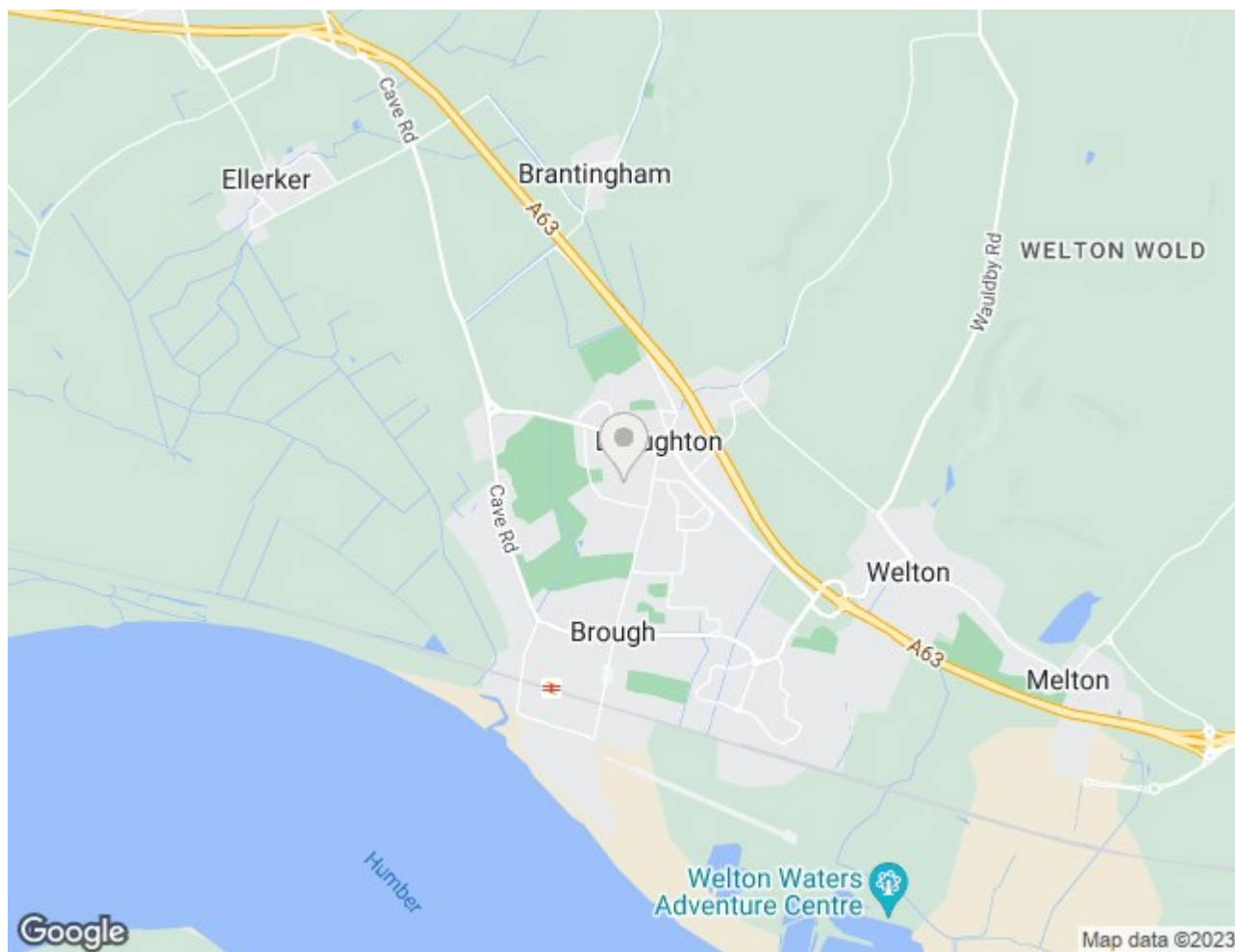
PHOTOGRAPH DISCLAIMER

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.

VIEWING APPOINTMENT

TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 133.9 sq. metres (1440.8 sq. feet)




First Floor

Approx. 121.5 sq. metres (1307.6 sq. feet)



Total area: approx. 255.3 sq. metres (2748.4 sq. feet)

Energy Efficiency Rating

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

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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	