

CHURCH GATE  HOMES

DOVE COTE FARM ELLERKER

TIMELESS DESIGN. THE LUXURIES OF MODERN LIVING.
AN EXCEPTIONAL VILLAGE SETTING.

PRICES FROM
£1,250,000



A Rare Collection of Exceptional Country Homes in Ellerker

Church Gate Homes are preparing to start an exclusive development of four individually designed country homes in the heart of this picturesque conservation village. Opportunities to create new homes of this calibre in Ellerker are exceptionally rare.

Thoughtfully designed for their surroundings, these substantial homes will combine distinctive architecture, generous proportions and refined detailing with the comfort and luxuries expected of modern living.

With only four homes planned, this is a rare opportunity to enjoy an exceptional new home in one of East Yorkshire's most desired village settings.





An *Exceptional* Village Setting, Four *Exceptional* Homes

Ellerker is a picturesque conservation village with a character all of its own. Ellerker Beck, the village green, mature trees, traditional architecture and surrounding countryside create a peaceful and beautifully established setting.

The highly regarded Villa d'Este restaurant sits within the village, while South Cave and Brough are close by for everyday amenities, schooling and rail connections.

The A63/M62 provides convenient access towards Hull, Beverley, York and the wider motorway network. It is this combination of countryside, village character and excellent connectivity that makes Ellerker such a sought-after place to live.

With only four properties planned, this will be an intimate and highly individual collection.

Each home will be thoughtfully designed to reflect the character of Ellerker, while offering generous proportions, modern comfort and timeless appeal.

These will be substantial individual properties with their own character, presence and relationship to the village landscape.



Country Living, Beautifully Considered

Each home will be individually designed by Church Gate Homes, combining local architectural expertise with careful consideration of Ellerker's character, setting and surrounding.

These stunning homes will carefully balance proportions, high-quality materials and detailing to give every property its own identity. Inside, generous, light-filled interiors will be designed around the way people live today, with sociable kitchen and dining spaces, impressive reception rooms, beautifully appointed bedrooms and carefully considered layouts.

Traditional character will be balanced with contemporary comfort, technology and a high-quality specification reflecting the standards for which Church Gate Homes are well renowned.

For purchasers becoming involved at an early stage, there will also be the opportunity to work with Church Gate Homes to shape the finer details of their home. From elements of the internal layout to finishes, specification and detailing — creating a more individual and bespoke home, subject to the stage of construction.

Outside, each home will enjoy its own sense of space and a strong relationship with its surroundings.



Be the First to *Discover* Ellerker

Ahead of the full public release, Church Gate Homes and Limb Estate Agents are inviting prospective purchasers to register their interest.

Those registering will be among the first to receive:

INDIVIDUAL PLOT INFORMATION & PLANS

PROPOSED LAYOUTS

SPECIFICATION DETAILS

PRICING & RELEASE INFORMATION

EARLY OPPORTUNITIES TO DISCUSS BESPOKE
INTERNAL LAYOUTS, FINISHES & FINER DETAILING

For purchasers who already know Ellerker is where they want to be, early registration offers the opportunity to explore the collection before the wider launch.

PRICES FROM

£1,250,000



The Details

TENNURE

Freehold

SERVICES

All plots have electricity, water, mains gas and fast fibre internet connected to the property. Drainage serviced via package treatment plant.

OUR COLLABORATIVE PROCESS

Rarely do you have the opportunity to shape a home from the ground up – creating a truly bespoke residence, thoughtfully tailored to your lifestyle. From the layout and specification to the finer details, you can help influence every aspect of your new home, selecting your preferred finishes and features to create a considered, distinctive residence that is uniquely yours.

HOW IT WORKS

Shape your vision with Church Gate, creating a home designed around you.

Define the key specifications and agree your purchase price.

Secure your chosen plot and enter into your tailored build contract.

Watch your dream home come to life, crafted exclusively for you.



CHURCH GATE  HOMES

PRIVATE EARLY ACCESS

TO RECEIVE FURTHER INFORMATION AND TO
BE AMONG THE FIRST TO HEAR ABOUT INDIVIDUAL
PLOT RELEASES, CONTACT LIMB ESTATE AGENTS

TEL: 01482 669982

EMAIL: info@limbestateagents.co.uk


MOVING HOME



Important *Information*

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. All sketches and plans contained within this brochure are for illustration and identification purposes only. All measurements given are approximate only. Any intending purchasers must satisfy themselves by inspection or otherwise about the correctness about each statement contained within these particulars. Please clarify any point of particular importance to you and check specification and materials before making an offer as brick and tile colours may vary between plots. These particulars do not constitute any part of an offer or contract and are subject to the properties not being sold. Details contained herein are correct at the time of print.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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.

