Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME

Stable House, 4a Cowgate, Welton, East Yorkshire, HU15 1NB

- Magnificent Property
- High Quality Fittings
- 4 Double Bedrooms
- Council Tax Band = F
- Open Plan Kitchen
- 3 Reception Rooms
- Landscaped Garden
- Freehold/EPC = C

£695,000

INTRODUCTION

Situated close to the picturesque centre of the village is this magnificent modern detached house. Individually designed and built in 2014, the property have been beautifully appointed and incorporates many high quality fittings. Features include natural limestone flooring with underfloor heating to the ground floor, CAT 5 wiring, recirculated hot water, beautiful oak joinery and stunning sash windows to sympathetically blend with the surroundings. The heart of the house is a fantastic open plan kitchen and day room area with fitted cupboards. This space is so cosy in the winter with its log burner and in the summer, doors open out to the covered dining/entertaining area with garden beyond. The ground floor also includes a large lounge, dining area, study, utility, cloaks and WC. An internal door also leads through to the garage. At first floor are four double bedrooms, two being en-suite and there is a separate spacious bathroom. It is worth noting that the loft area has been built in such a way that it would be suitable for easy conversion into further accommodation, subject to appropriate permissions. The property occupies a good sized plot of around a fifth of an acre with ample parking to the front and access to the garage. The landscaped rear garden is part walled with lawn and patio areas complimented by attractive borders. The garage has roller doors to both front and rear for ease of access to both front and garden.

LOCATION

The property lies within the conservation area of the stunning Welton village with its picturesque centre clustered around the beautiful 11th century St. Helens church and pond with a stream running down from Welton Dale. The village of Welton lies at the foot of the Yorkshire Wolds, some 10 miles to the west of Hull City Centre. The property is ideal for the commuter as it provides immediate access to the A63 leading into Hull City Centre to the east or the national motorway network to the west. There is also a mainline railway station with a regular service to London's Kings Cross situated in the neighbouring village of Brough. Good shopping including several supermarkets, well reputed schooling and general amenities are available in the surrounding area and the location is a gateway to many beautiful countryside walks. Primary schools are located in Welton and Brough with the highly regarded secondary school South Hunsley in the neighbouring village of Melton. Private schooling is also available in the area including Hymers College, Tranby and Pocklington. The village also has a public house, The Green Dragon, which serves food, has rooms and is reputed to have a connection with Dick Turpin, the infamous highwayman.

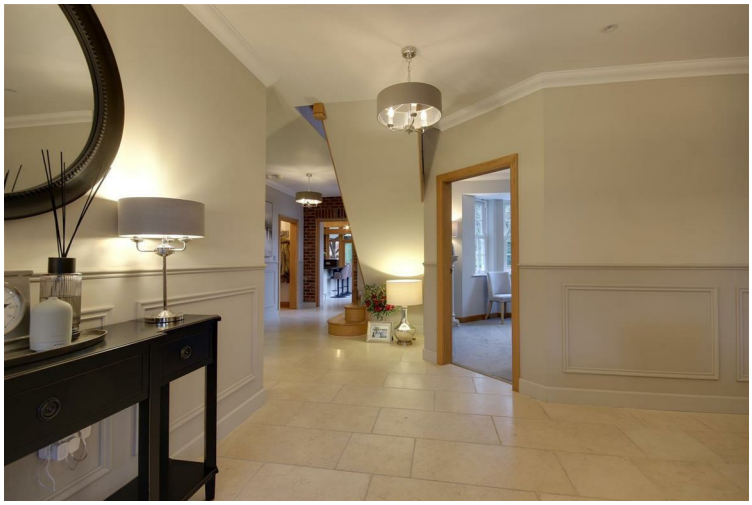
Hull - 10 miles approx.
Beverley - 13 miles approx.
York - 31 miles approx.
Leeds - 51 miles approx.

ACCOMMODATION

Residential entrance door to:

ENTRANCE

With limestone flooring and oak detailed staircase leading up to the first floor. This room is semi open plan in style to the dining area.



CLOAK ROOM

Leading through to the W.C.

W.C.

With low level W.C. and wash hand basin, tiled surround and natural limestone flooring.

LOUNGE

22'0" x 15'0" approx (6.71m x 4.57m approx)
With bay window to front elevation, moulded coving to ceiling. Fire surround housing a log burner.

DINING AREA

17'1" x 11'0" approx (5.21m x 3.35m approx)
With window to front elevation, natural limestone flooring.

KITCHEN & DAY ROOM AREA

26'0" x 14'5" approx (7.92m x 4.39m approx)
The stunning kitchen and day room area is the heart of the house having a vaulted ceiling with exposed oak trusses, complimented by brick walls and a glazed gable with central doors leading out. The kitchen is fitted with in extensive range of units complimented by shaped granite work surfaces and featuring a Franke sink and drainer. Appliances include a induction hob, steam oven, combination microwave, 2 x warming drawers, fridge freezer and dishwasher. There are windows to two sides within the day area and a log burner stands to one corner, ideal for those cold winter nights. There is a fitted cabinet/cupboards running to one wall ideal for drinks or storage. The double doors open out to the covered dining/entertaining area ideal for enjoying a summers day or BBQ.

DAY AREA

UTILITY ROOM

With fitted base and wall mounted units, additional single oven and space for automatic washing machine and tumble dryer.

STUDY

12'9" x 11'0" approx (3.89m x 3.35m approx)
Window to rear elevation.

FIRST FLOOR

LANDING

With linen cupboard situated at one end.

BEDROOM 1

15'1" x 17'9" approx (4.60m x 5.41m approx)
Measurements into bay window to front elevation. Painted exposed brick wall with grand upholstered headboard.

DRESSING ROOM

With fitted shelving and hanging facilities. Internal door to en-suite.

EN-SUITE SHOWER ROOM

9'7" x 7'7" approx (2.92m x 2.31m approx)
Beautifully appointed with twin circular wash hand basins upon a cabinet, "walk in" shower area with rainhead and handheld shower system, low level W.C., tiling to the walls and floor, heated towel rail. Underfloor heating.

BEDROOM 2

18'0" x 10'0" approx (5.49m x 3.05m approx)
Extending to 13'9" approx. into door well. Window to rear elevation. Storage cupboard situated off.

EN-SUITE SHOWER ROOM

With suite comprising shower enclosure, low level W.C., wash hand basin, tiled surround and floor with underfloor heating.

BEDROOM 3

15'4" x 11'0" approx (4.67m x 3.35m approx)
Two windows to the front elevation.

BEDROOM 4

12'5" x 11'0" approx (3.78m x 3.35m approx)
Window to rear elevation.

BATHROOM

12'4" x 7'2" approx (3.76m x 2.18m approx)
With suite comprising feature oval encased bath, low level W.C., pedestal wash hand basin, shower cubicle, travertine tiled floor with underfloor heating, toiletries cabinet.

OUTSIDE

A block set driveway and forecourt provide ample parking. The attached garage has up and over roller doors to both front and rear for ease of access.

REAR GARDEN

The stunning rear garden is of a good size predominantly lawned, complimented by patio areas to enjoy the sun throughout the day. The garden is part walled and directly to the rear of the day room area is a vaulted covered area ideal for relaxing or entertaining/BBQing.

REAR VIEW

TENURE

Freehold

COUNCIL TAX BAND

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

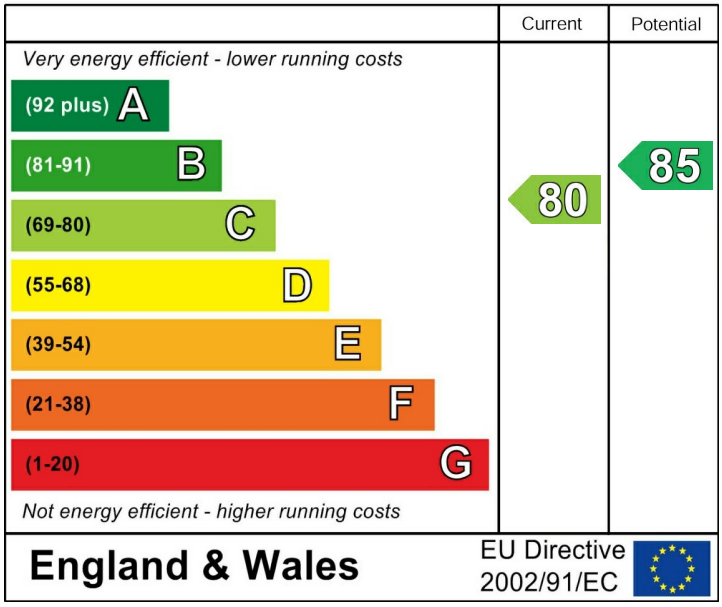
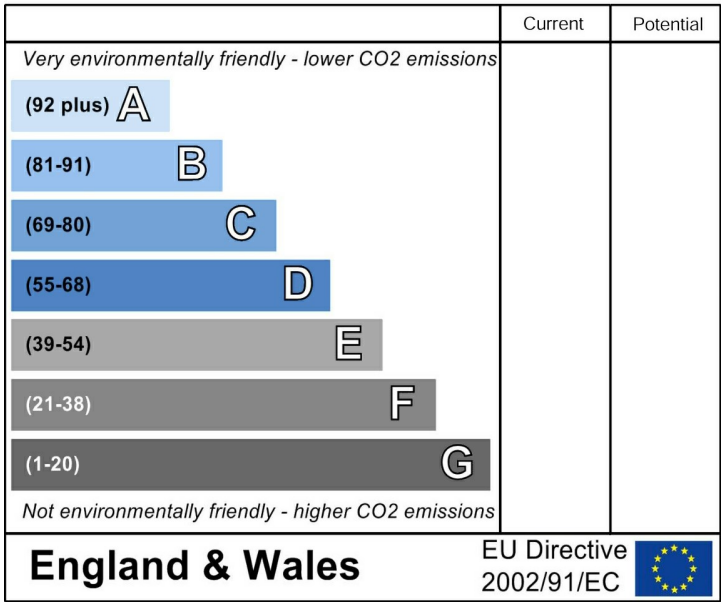
PROPERTY TO SELL?

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.

Total area: approx. 253.4 sq. metres (2727.5 sq. feet)

Stable House

Energy Efficiency Rating



Environmental Impact (CO_2) Rating