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**Limb**  
MOVING HOME



*Hill Croft, 7 Mill Lane, Elloughton, East Yorkshire, HU15 1JL*

- 📍 A Rare Opportunity!
- 📍 Individual Detached Bungalow
- 📍 Tremendous Potential
- 📍 Council Tax Band F
- 📍 Delightful Setting
- 📍 Beautiful Gardens
- 📍 Sought After Location
- 📍 Freehold/EPC = D

*Guide Price £525,000*



## INTRODUCTION

Nestled away off the desirable private lane of Mill Lane, is this individual detached bungalow which stands in beautiful grounds of approx. 0.38 acre. Enjoying such a delightful setting the bungalow itself requires a programme of renovation to bring it up to modern standards and given the site, also affords tremendous potential to extend/remodel and create a home of significantly higher value (subject to appropriate permissions). This is evidenced by a number of neighbouring properties that have been subject to considerable investment in recent times. A sweeping approach driveway leads up to the front of the property and to one side onwards to the double garage with workshop to the rear. The immaculate grounds extend to front, side and rear of the bungalow with the sun available throughout the day. The current accommodation is depicted on the attached floorplan and briefly comprises a spacious entrance hallway, lounge, large sitting room, breakfast kitchen, utility, two bedrooms and bathroom. A staircase leads up to a loft bedroom and bathroom. The accommodation has the benefit of central heating and double glazing.

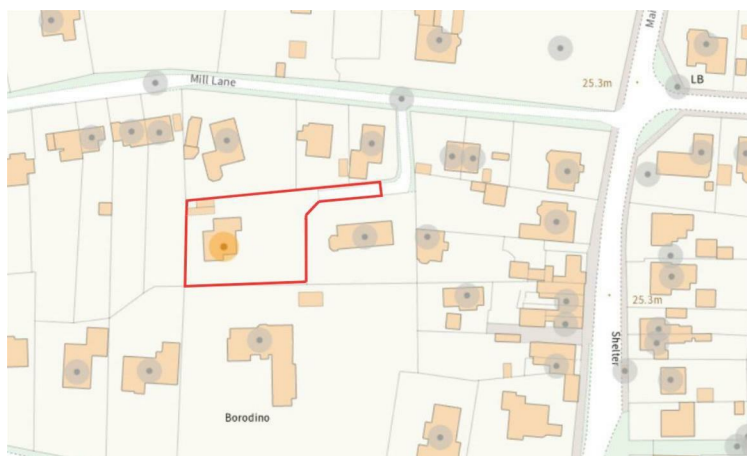
In all a rare opportunity to acquire a bungalow in such a prime location which is ready for refurbishment or ripe for further development, subject to appropriate permissions.

## LOCATION

The property enjoys a private position within the Elloughton 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 RECEPTION

12'4" x 12'2" approx (3.76m x 3.71m approx)



## LOUNGE

17'1" x 14'3" approx (5.21m x 4.34m approx)

With large picture window to the front and sliding patio doors providing access to the side terrace. The chimney breast houses a stone fire surround with open fire.



## SITTING ROOM

20'1" x 16'6" max approx (6.12m x 5.03m max approx)

A particularly spacious room having a triple aspect across the gardens. Two sets of patio doors provide access to the rear and also the side terrace.





## BREAKFAST KITCHEN

20'6" x 13'9" max approx (6.25m x 4.19m max approx)

Having a selection of fitted units with Corian work surfaces. There is a double oven, four ring gas hob with filter hood above and a fridge freezer. Window to rear elevation.



## UTILITY ROOM

17' x 6' approx (5.18m x 1.83m approx)

With fitted sink unit, cupboard and window to rear elevation.

## BEDROOM 1

14' x 13' approx (4.27m x 3.96m approx)

With window to front elevation. Fitted wardrobes and drawers.



## BEDROOM 2

13' x 11' approx (3.96m x 3.35m approx)

Window to side elevation. Fitted wardrobe and drawers.



## BATHROOM

With coloured suite comprising bath, separate shower enclosure, low level WC, fitted furniture with inset twin wash hand basins.



A door off the hallway provides access to a staircase leading up to the loft bedroom.

## SECOND FLOOR

## LOFT BEDROOM

15'10" x 11' approx (4.83m x 3.35m approx)  
Window to side elevation. Wardrobes.



## BATHROOM

11' x 6'4" approx (3.35m x 1.93m approx)  
With bath, WC and wash hand basin. Access to the eaves area where the gas fired central heating boiler and hot water tank are housed.



## OUTSIDE

The property occupies a plot of approximately one third of an acre. A sweeping driveway leads between no.'s 3 and 9 Mill Lane into and up to the front of the bungalow with a side drive extending to the garaging. This delightful setting is bounded by mature hedges which provide much seclusion and the immaculately presented grounds are predominantly laid to lawn interspersed with shrubs and specimen trees. The gardens extend to the front, side and rear elevations and enjoy sun throughout the day. To the rear also lies a rockery and fish pond. A paved terrace extends to the east and south elevations of the bungalow.



## SIDE GARDEN



## GARAGE

19' x 16'5" approx (5.79m x 5.00m approx)

With remote controlled up and over electric door. There is a workshop area to the rear of the garage measuring 10' x 7' approx.



## 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

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.

## 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.

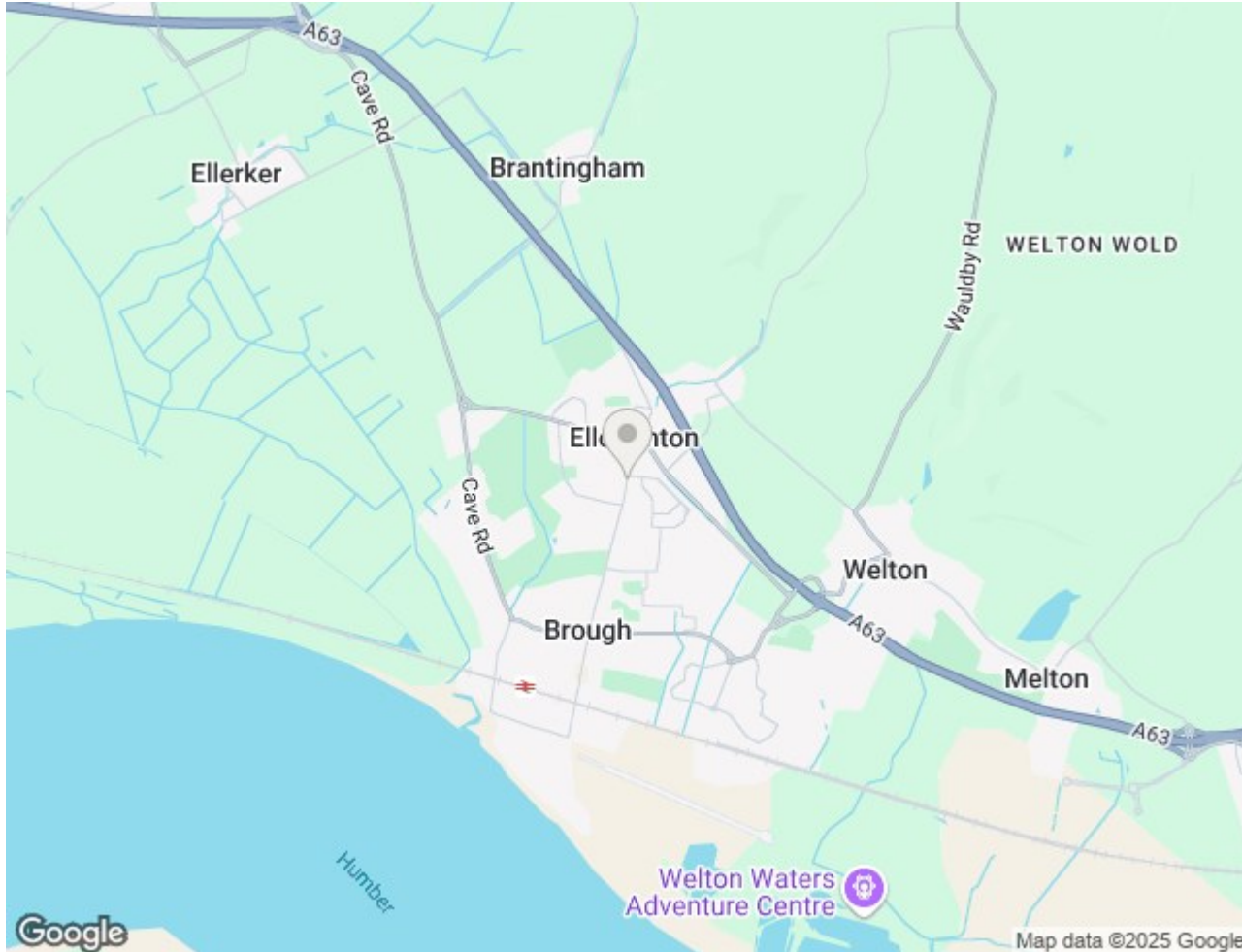
## PHOTOGRAPH DISCLAIMER

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.



## GROUND FLOOR

APPROX. 128.2 SQ. METRES (1380.0 SQ. FEET)



## FIRST FLOOR


APPROX. 22.7 SQ. METRES (244.1 SQ. FEET)



TOTAL AREA: APPROX. 150.9 SQ. METRES (1624.1 SQ. FEET)  
7 MILL LANE



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	