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Limb
MOVING HOME



The Drey, The Park, Swanland, East Yorkshire, HU14 3LU

- 📍 Truly Unique Detached
- 📍 Five Bedrooms
- 📍 Double & Single Garage
- 📍 Council Tax Band = G
- 📍 Exclusive Setting
- 📍 Open Plan Kitchen
- 📍 South Facing Rear Garden
- 📍 Freehold/EPC = C

£875,000

INTRODUCTION

The Drey is a truly unique five bedroomed detached house which stands in the exclusive and discreet setting of "The Park", close to the centre of this most desirable West Hull village. Beautifully appointed, the property has many interesting features which blend the warmth of brick and wood with an array of contemporary fittings. Designed by the renowned local architect, Mr Jonathan Hobson, the attention to detail is evident with brick corners being corbelled, the tipped roof flicking upwards at the over hanging eaves with copper finials on the roof. Viewing is essential to appreciate the appeal of this fine home which is complemented by a beautiful southerly facing garden to the rear and excellent parking to the front plus both a double and single garage (with potential for conversion). The impressive range of accommodation boasts central heating, double glazing and briefly comprises a delightful hallway with feature staircase, large lounge with log burner, dining room and a fabulous open plan kitchen/living/dining area leading to a fantastic orangery. The kitchen has as its centrepiece a grand island. There is also a separate utility room and cloaks/WC. At first floor level are five bedrooms, the master with a dressing room and stylish ensuite shower room. The third bedroom has a useful store/playroom situated off and there is a luxurious bathroom.

DIRECTIONS - HU14 3LU

The entrance to "The Drey" is on the eastern side of West Leys Road between the junctions with Manor Road and West Leys Park.



LOCATION

Swanland is widely regarded as one of the most prestigious and picturesque villages in the East Riding of Yorkshire. Situated on the edge of the Yorkshire Wolds, it offers a refined residential atmosphere around a quintessentially English village pond. Alongside the nearby villages of North Ferriby and Kirk Ella, Swanland remains one of the most desirable addresses for discerning homeowners in the region.

The village maintains a charming feel while providing easy access to high-end local services. Residents benefit from a range of amenities, including a traditional village pub serving food, a chemist, and convenience store with a post office. For more extensive retail needs, the nearby Anlaby Retail Park and Willerby shopping park are just a short drive away. The community-centric village hosts numerous events, contributing to the vibrant social fabric that defines local life. There is also a tennis and bowls club plus a recreational park with children's play area.

A significant advantage for families is the proximity to top-tier education. The village is home to the outstanding Swanland Primary School, consistently recognized for its academic excellence. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College. Prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach.

Swanland provides superb regional connectivity for those who value a tranquil setting with quick access to the A63, which connects directly to the M62 motorway network and Hull city centre. For rail travel, the nearby stations at North Ferriby and Brough provides services to Hull, Leeds, and beyond, ensuring excellent links for commuters.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 7 miles
- Beverley (Historic Market Town): Approx. 10 miles
- York: Approx. 34 miles
- Leeds: Approx. 54 miles

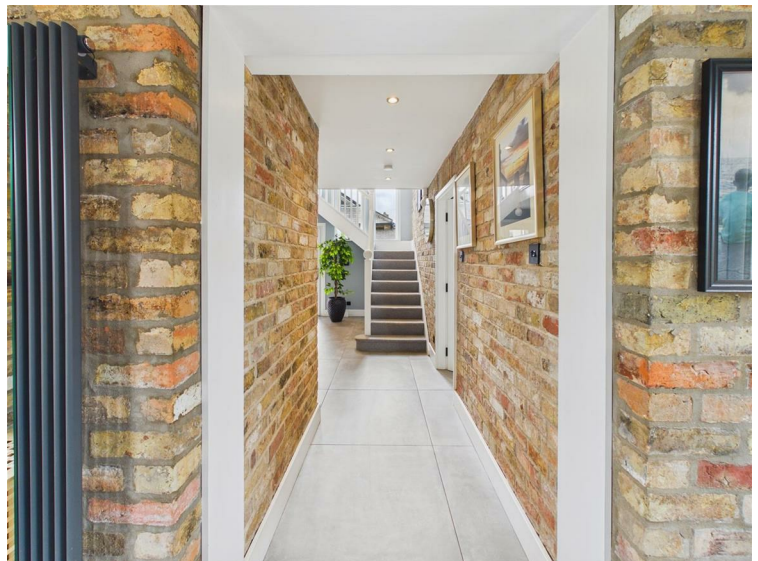
Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of 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

Entrance door to:

ENTRANCE HALLWAY

A delightful hallway with an impressive staircase leading up to the first floor. Exposed brickwork, wide format tiling to the floor, designer radiator.





CLOAKS/W.C.

With modern white suite comprising low level WC, wash hand basin and cabinet.



LOUNGE

21'3" x 17'1" approx. (6.48m x 5.21m approx.)

Maximum measurements.

This superb room has a triple aspect with windows to both front and rear gardens and sliding doors leading out to the patio area. There is a log effect gas fire for those cosy winter nights. Wide format tiled floor, designer radiators.



DINING ROOM

13'9" x 13'2" approx (4.19m x 4.01m approx)

Octagonal in shape the dining room has an aspect to the rear. Wide format tiled floor.



KITCHEN/DINING

21'3" x 12'8" approx (6.48m x 3.86m approx)

This attractive space has windows to both front and rear elevation. The kitchen is a particular feature which incorporates a range of dark contemporary units and matching island with breakfast bar and quartz tops. There is a copper one and a half sink, integrated oven, combination microwave oven with warming drawer, dishwasher, induction hob with vacuum extractor, larder fridge freezer, wine chiller. Wide format tiles extend throughout.





LIVING AREA

18'0" x 16'2a pprox (5.49m x 4.93ma pprox)

This superb room is open plan in style through to the kitchen and breakfast area. The living space has a point for a wall mounted flat screen TV, wide format tiling to the floor with underfloor heating. Window to the front and sliding doors to the orangery.



ORANGERY

14'1" x 11'10" approx (4.29m x 3.61m approx)

With glass roof, windows and bi-folding doors out to the garden, wide format tiled floor with underfloor heating, fans to ceiling.



UTILITY ROOM

9'5" x 6'8" approx (2.87m x 2.03m approx)

With a range of fitted base and wall mounted units, sink and drainer, plumbing for automatic washing machine and boiler.



FIRST FLOOR

GALLERIED LANDING

A particular feature is a "hayloft" ladder leading up to the loft space.
Exposed brickwork.



BEDROOM 1

15'0" x 15'0" approx (4.57m x 4.57m approx)

Providing views across the rear garden. A walk-in dressing room is situated off.



EN-SUITE SHOWER ROOM

8'5" x 6'9" approx (2.57m x 2.06m approx)

Having a contemporary suite incorporating a walk-in shower area with rainhead and handheld shower system, glazed partition, fitted furniture with concealed flush W.C. and mounted wash hand basin, underfloor heating.



BEDROOM 2

13'9" x 13'3" approx (4.19m x 4.04m approx)

With windows overlooking the rear garden. Fitted contemporary wardrobes.



BEDROOM 3

12'5" x 12'3" approx (3.78m x 3.73m approx)

With windows to the front elevation. Situated off this bedroom is a most useful play/store room which measures approximately 11ft 2ins x 6ft 2ins.



BEDROOM 4

10'0" x 8'11" (3.05m x 2.74m)

With windows overlooking the rear garden and large built-in cupboard.



BEDROOM 5/STUDY

11'1" x 7'6" approx (3.38m x 2.29m approx)

With aspects to the front elevation. A range of fitted cupboards and shelves make this an ideal study.



BATHROOM

Beautifully appointed with suite comprising a freestanding oval bath and tap stand, low level W.C., shower area with rainhead and handheld shower system, fluted glazed partition tiling to the walls and floor.



OUTSIDE

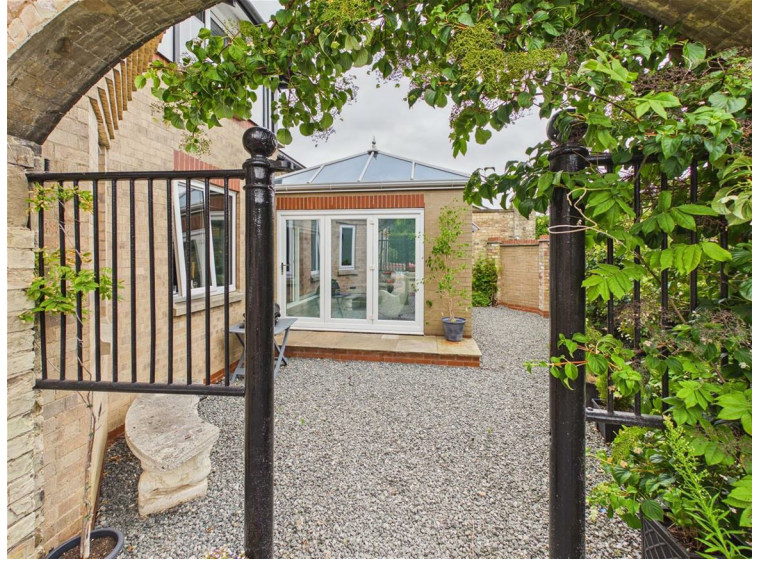
The property is approached along the private driveway of "The Park" which leads in turn to the subject property. Excellent parking is available to the front in addition to a large detached double garage plus an additional long single garage which has been subdivided to create excellent storage spaces. In the agents opinion there is further potential to convert this space into an entertaining area, gym, office etc..

The rear garden is a particular feature enjoying a southerly aspect and being mainly laid to lawn complemented by extensive paved patio area, attractive brick wall, gravelled courtyard and raised beds.









GARAGING



SINGLE GARAGE



HEATING

The property has the benefit of gas fired central heating to radiators and part underfloor heating.

GLAZING

The property has the benefit of double glazing.

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

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, such as floor coverings, curtains and light fittings. 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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.

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 be relied upon as being to scale.

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.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

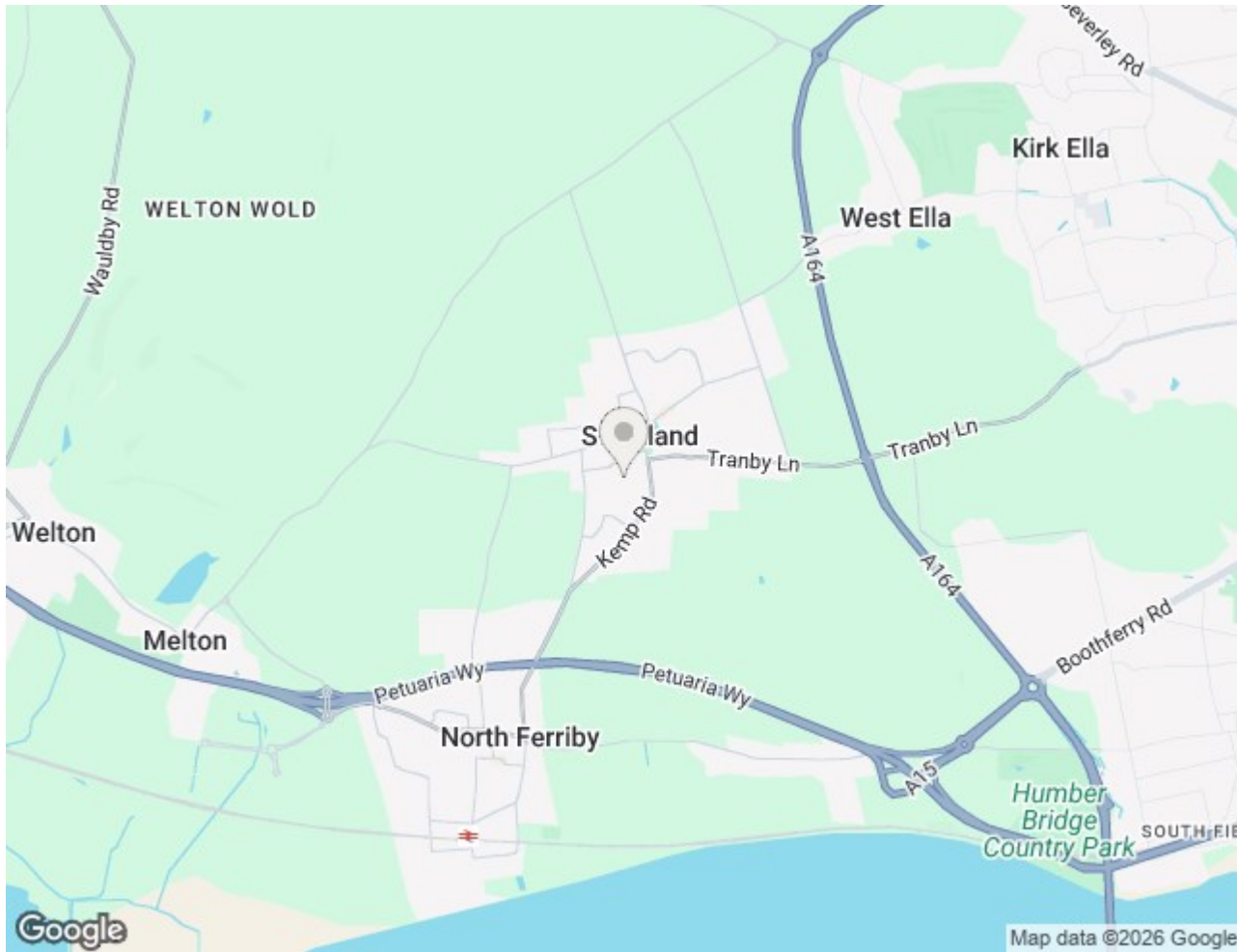
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

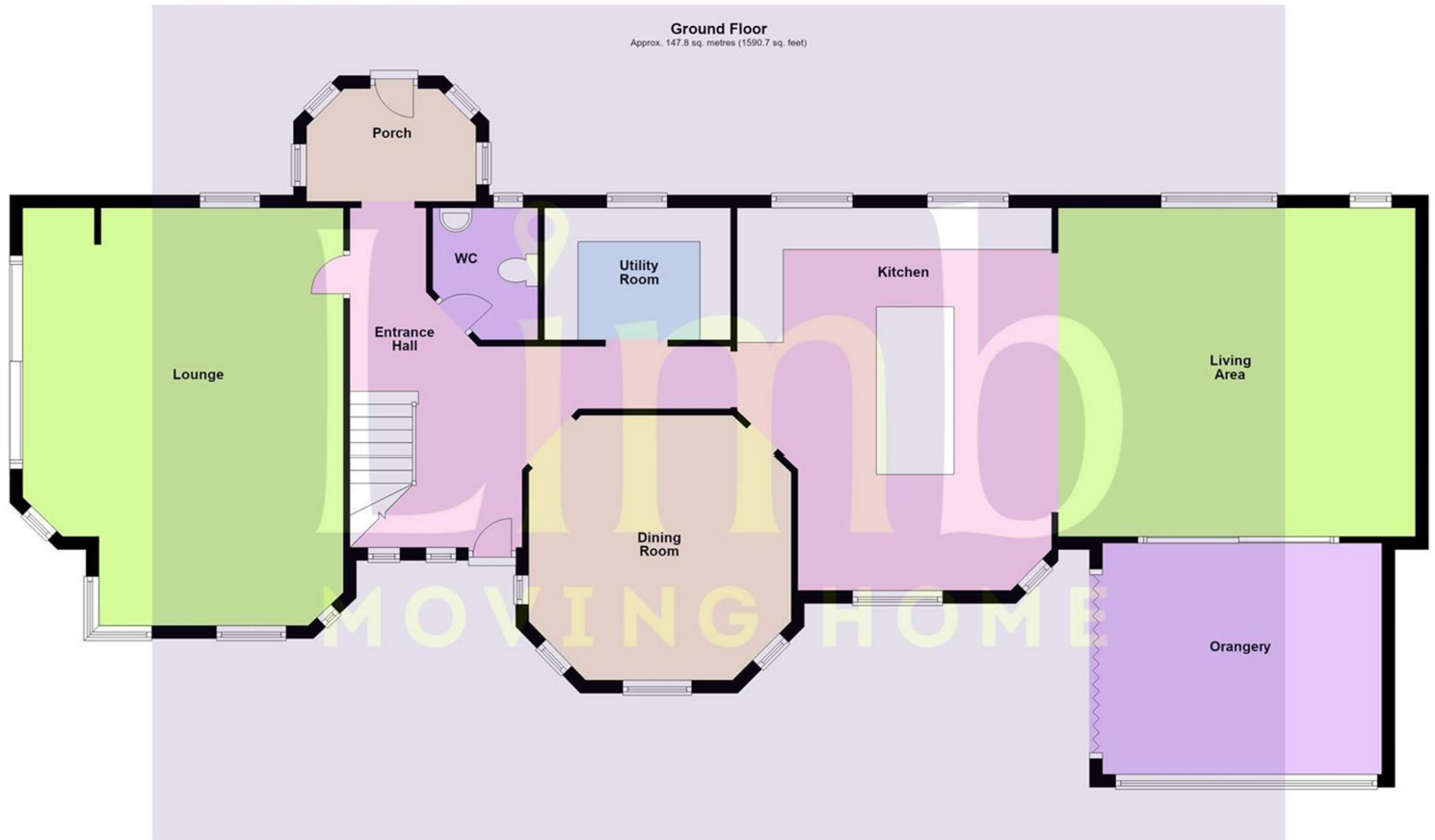
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

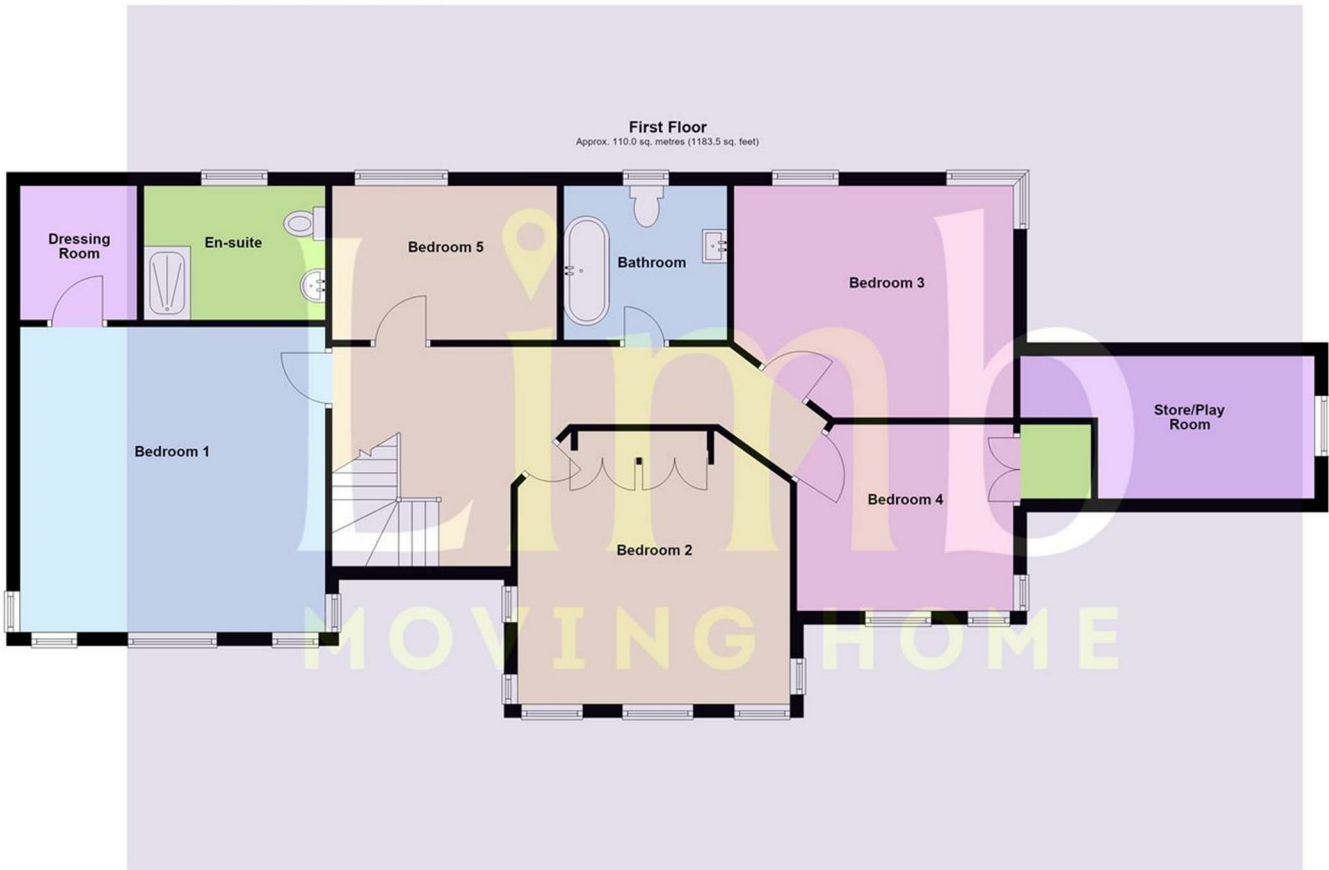
PROPERTY TO SELL?

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. 257.7 sq. metres (2774.2 sq. feet)
The Drey, swanland



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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	

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	