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**Limb**  
MOVING HOME



*Patch Dene, Kemp Road, Swanland, East Yorkshire, HU14 3LY*

- 📍 Impressive Det House
- 📍 Of Around 3,000 sq ft
- 📍 Over 0.7 Acre Plot
- 📍 Council Tax Band = G

- 📍 5 Bedrooms
- 📍 Further Potential
- 📍 Prestigious Location
- 📍 Freehold/EPC = E

**£895,000**

## INTRODUCTION

Now available on the open market for the first time in around 50 years, 'Patch Dene' is an impressive individual detached house which stands in delightful grounds of over 0.7 acre, on the western side of Kemp Road, one of the region's most prestigious addresses. Designed to look over the southerly aspect, the property affords the opportunity for the new owner to reimagine the property, offering approximately 3,000 sqft of well maintained accommodation over two floors, which would now benefit from refurbishment to create a fabulous family home in this prime location. Given the size of the plot and location, there is plenty of scope for an incoming purchaser to embark on an exciting programme of extension/remodelling, subject to appropriate permissions. The property is discreetly set back from the road and is extremely secluded from the street scene with a sweeping driveway leading up to the house and garaging. The accommodation is depicted on the attached floorplan and briefly comprises four reception rooms, conservatory, breakfast kitchen, utility, five bedrooms, an ensuite to Bedroom 2 and two further bathrooms. The stunning grounds are bounded by mature borders full of shrubbery and trees and a formal lawn extends principally to the south elevation. A vegetable/fruit garden lies to one side of the house. A double garage has an automated up and over entry door. Please note that the property currently does not have a mains gas supply to it but it is available in the street scene for connection.



## LOCATION

Kemp Road is one of the area's most sought after addresses which lies within the picturesque and highly desirable village of Swanland. The village has an attractive centre where a number of shops are to be found including a convenience store/post office, chemist and coffee house. There is also a public house which serves food, two churches and a number of recreational facilities such as a tennis and bowls club and playing fields. The village also has a highly regarded junior/primary school with secondary schooling at nearby South Hunsley School. A number of public schools are also available such as Tranby, Hymers College and Pocklington. Convenient access to the A63 leads to Hull city centre to the east and the national motorway network to the west. A mainline railway station lies approx 15 minutes driving distance at Brough which provides a regular service to London Kings Cross.

## ACCOMMODATION

Residential entrance door opens to:

### ENTRANCE VESTIBULE

With internal door opening to:

## ENTRANCE RECEPTION

14'0" x 13'10" approx (4.27m x 4.22m approx)

A spacious reception area which provides access to the main lounge and conservatory.



## CLOAKS/WC

With low level WC and wash hand basin. Understairs cupboard to one corner.

## LOUNGE

21'5" x 13'5" approx (6.53m x 4.09m approx)

Plus recess housing fireplace flanked by windows to each side. Picture window to the south elevation, further windows to north.



## CONSERVATORY

16'3" x 12'6" approx (4.95m x 3.81m approx)

Overlooking the garden with double doors leading out to the terrace.



## SITTING ROOM

16'0" x 13'5" approx (4.88m x 4.09m approx)

With fireplace and stone fire surround, fitted cupboards and book shelves, picture window to south elevation.



## DINING ROOM

14'1" x 12'9" approx (4.29m x 3.89m approx)

With windows to both the south and west elevations along with a fireplace and stone fire surround. The fitted cupboard along one wall could be removed to combine the space with the adjoining breakfast room and kitchen, offering the potential for a generous open-plan kitchen and dining area.



## BREAKFAST KITCHEN

16'0" x 17'5" approx (4.88m x 5.31m approx)

With units featuring a double sink and drainer, integrated dishwasher, oven, hob, extractor hood, microwave and fridge. Windows to east and west elevations together with patio doors from the breakfast area opening out to the garden.



## REAR LOBBY

With external access to the driveway. An internal door provides access to the garage. Situated off the lobby is the boiler room housing an oil fired boiler which serves the central heating.

## WC

With low level WC.

## UTILITY ROOM

7'10" x 5'5" approx (2.39m x 1.65m approx)

Sink and drainer, plumbing for an automatic washing machine.

## FIRST FLOOR

## LANDING

An attractive landing with window to north elevation.



## BEDROOM 1

21'5" x 13'6" approx (6.53m x 4.11m approx)

A particularly spacious room with picture window to the south elevation and windows to the east flanking a chimney breast with fireplace.



## BEDROOM 2

13'5" x 13'3" approx (4.09m x 4.04m approx)

With windows to east and west elevations.



## *ENSUITE SHOWER ROOM*

With low level WC, wash hand basin and shower cubicle.

## *BEDROOM 3*

13'10" x 12'9" approx (4.22m x 3.89m approx)

Windows to south and west elevations. Fireplace to chimney breast and cupboard to alcove.

## *BEDROOM 4*

16'0" x 13'5" approx (4.88m x 4.09m approx)

Picture window to south elevation.

## *BEDROOM 5/STUDY/DRESSING ROOM*

9'7" x 9'2" approx (2.92m x 2.79m approx)

Measured between fitted cupboard to either wall. Window to south elevation and fitted cupboards.

## *BATHROOM 1*

With low level WC, wash hand basin, bath and separate shower cubicle.

## *BATHROOM 2*

Bath and wash hand basin.

## *SEPARATE WC*

With low level WC.

## OUTSIDE

The stunning grounds extend to approximately 0.7 of an acre and are bounded by mature borders full of shrubbery and established trees with a formal lawn extending principally towards the south elevation. A vegetable and fruit garden with a cedar greenhouse is positioned to one side of the house. The property also includes a double garage with an automated up-and-over entry door and two summerhouses.





REAR VIEW



*FRONT VIEW*



## DRIVEWAY



## HEATING

Oil fired central heating to radiators.

## SERVICES

Mains water, electricity and drainage are connected to the property. Please note that the property currently does not have a mains gas supply to it but it is available in the street scene for connection.

## 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.

## 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. 199.3 sq. metres (2134.8 sq. feet)



**First Floor**  
Approx. 137.6 sq. metres (1480.8 sq. feet)



Total area: approx. 335.9 sq. metres (3615.6 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                                   |                            | 67                                                                                |
| (39-54) E                                   | 41                         |                                                                                   |
| (21-38) F                                   |                            |                                                                                   |
| (1-20) G                                    |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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

|                                                                 | Current                    | Potential                                                                           |
|-----------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                            |                                                                                     |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |