

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF
T: 01482 669982 F: 01482 669984
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



The Hermitage, 42 Pinfold, South Cave, East Yorkshire, HU15 2HE

- 📍 Truly Outstanding
- 📍 5 Bedrooms
- 📍 Double Garage
- 📍 Tastefully Renovated

- 📍 Fine Period Features
- 📍 Half Acre Plot
- 📍 Victorian Residence
- 📍 EPC = D

£785,000

INTRODUCTION

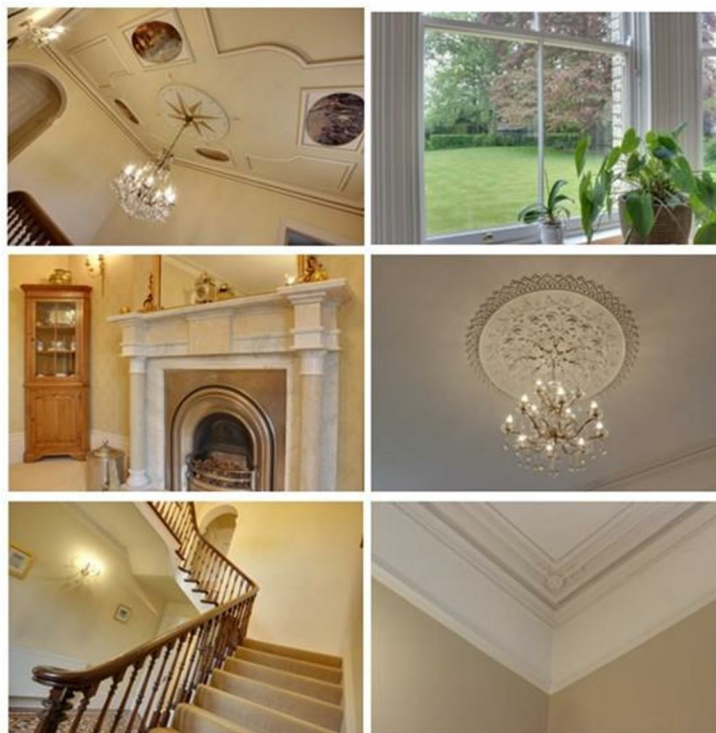
The Hermitage is a truly outstanding Victorian residence which stands in mature, mainly southerly facing gardens with an overall plot of around half an acre. Rich in history and bursting with character you will be hard pressed to find a property offering so many fine period features. The property has a very interesting history, being located along one of South Cave's oldest street scenes, it is believed to have been built by a Mr Teavil Leeson in the early 19th century who reputedly was the officer in charge of Napoleon whilst imprisoned at St Helena. The house features a number of Napoleonic scenes painted on the ceiling of the landing. More recent history shows that the house was used by the Women's Temperance Association in the early 20th century and was owned by the local Barnard Estate until its disposal in 1939.

Whilst not truly detached, the property only has a small portion of the western elevation attached to what is believed to have originally been workers cottages. The property has been subject to a comprehensive modernisation and renovation programme in recent times which has retained the opulent features combined with the luxuries of modern living. Elegantly proportioned, the size and layout of accommodation has many hallmarks of a bygone era and is arranged over two floors, as depicted on the attached floorplan, covering around 3,400 sq ft. The ground floor comprises a simply stunning entrance reception with a geometric tiled floor, sweeping staircase and galleried landing above. A door under the stairs leads to the cellar. There are three fabulous reception rooms together with a stunning breakfast kitchen fitted with classic units and a grand granite top central island. There is also a utility and cloaks W.C. At first floor are five bedrooms overall, two of which have en-suite facilities. Features include numerous spectacular fireplaces, detailed moulded coving, ceiling roses, deep architraves, high ceilings and double glazed windows, many of which are bespoke sash with fitted shutters. A modern gas fired central heating system to radiators has been installed. The property is approached through a pair of automatic gates opening to a gravelled forecourt and driveway which provides access to the detached double garage. Directly to the rear of the house lies an extensive south facing paved terrace with a south west facing patio area to one corner. Lawns stretch beyond complemented by many attractive borders, specimen trees and a small orchard. A wall extends to the eastern boundary.

In all one of the finest period properties to be found locally and early viewing is strongly recommended.

LOCATION

South Cave lies approximately 12 miles to the west of Hull and the historic market town of Beverley is approximately 9 miles away. The village is ideally placed for travelling to Hull, Beverley, York, Leeds and the West Riding with immediate access being available to the A63/M62 motorway network. There is a mainline railway station situated approximately 5 minutes driving time away in the nearby village of Brough. South Cave has a variety of amenities including convenience stores, bakers, butchers, a number of public houses and restaurants together with a golf course and country club. The village also has a junior school and lies within the South Hunsley Secondary School catchment area.



ACCOMMODATION

An impressive residential entrance door with leaded lights opens to:

ENTRANCE RECEPTION

14'8" x 11'10" approx (4.47m x 3.61m approx)

This elegant hallway has many features of the Victorian era including geometric tiled flooring, a sweeping staircase leading to the first floor with gallery above. A doorway provides access to the steps leading down to the cellar. There is an inner hallway providing access to the drawing room and kitchen which has an attractive leaded window to the rear.



DRAWING ROOM

17'10" x 23'0" approx (5.44m x 7.01m approx)

Extending to 27'2" approx into deep bay window with sash windows and shutters providing a lovely view down the garden.

The focal point of the room is a magnificent marble fireplace with cast grate and open fire. There is a ceiling rose and beautiful coving together with a picture rail. Two further windows to the side elevation.





SITTING ROOM

17'22" x 14'8" approx (5.18m x 4.47m approx)

Sash window with shutters to the front elevation, further window to the south. The focal point of the room is a marble pillared fire surround housing a living flame gas fire. Coving and ceiling rose together with a picture rail.



DINING ROOM

17'1" x 14'7" approx (5.21m x 4.45m approx)

A room full of atmosphere with a sash window to the front with shutters, marble fireplace with cast fire, ceiling rose and coving. Double internal doors open to the kitchen.



KITCHEN

20'0" x 15'9" approx (6.10m x 4.80m approx)

A superb kitchen area having a superlative range of classic styled units complemented by a grand island, all surfaces being of granite. There is a double ceramic Belfast sink, range cooker with extractor hood over, integrated fridge, freezer and dishwasher. Travertine tiling to the floor. Windows and door open out to the terrace.



UTILITY ROOM

7'8" x 7'4" approx (2.34m x 2.24m approx)

With fitted units, plumbing for automatic washing machine, sink and drainer and tiling to the floor. Door to store room.



CLOAKS/ W.C

With low level W.C, fitted furniture with inset wash hand basin. Tiling to the floor and walls.

INNER LOBBY

With secondary staircase leading up to the inner landing.

FIRST FLOOR

GALLERIED LANDING

A stunning landing which features painted Napoleonic scenes to the ceiling. There is a sash window to the front elevation and a feature ceiling rose.



INNER LANDING

With secondary staircase leading down to the inner lobby. The inner landing provides access to additional bedrooms and also the boiler cupboard which houses a Worcester gas fired central heating boiler and a pressurised water tank.

BEDROOM 1

17'10" x 14'2" approx (5.44m x 4.32m approx)

Extending to 18'4" into the deep bay window with sash windows which provides beautiful views across the gardens. There is a magnificent pillared marble fire surround housing a living flame gas fire (currently not in use), detailed coving and ceiling rose. Further window to side elevation.





EN-SUITE SHOWER ROOM

With shower cubicle, low level W.C and cabinet housing a wash hand basin. Tiling to walls and floor.



BEDROOM 2

16'3" x 15'5" approx (4.95m x 4.70m approx)
Sash window to front. Feature fire surround with cast fireplace, ceiling rose and coving.



BEDROOM 3

15'10" x 15'5" approx (4.83m x 4.70m approx)

Sash window to front, further window to side with seat. Feature marble fire surround, coving and ceiling rose.



BEDROOM 4

16'0" x 11'7" approx (4.88m x 3.53m approx)

uPVC framed double glazed window, coving and ceiling rose, feature fireplace and cast grate.



BEDROOM 5

10'6" x 8'0" approx (3.20m x 2.44m approx)

Plus recess housing a fitted cabin style bed. uPVC glazed window to rear, period fireplace with cast grate, coving and ceiling rose. Ensuite shower room comprising WC, wash hand basin set in cabinet and shower enclosure.



BATHROOM

Featuring a claw footed bath, low level W.C, bidet, sink with granite top and cabinet below, tiled surround and flooring, heated towel rail.



OUTSIDE

Brick pillars flank wrought iron automated gates which open to a driveway and forecourt which provide multiple parking and access onwards to the detached double garage. Overall the property stands on a site of around half an acre with gardens enjoying a predominantly south facing aspect. Directly to the rear of the house lies an extensive paved terrace with a south westerly facing patio to one corner. Lawns stretch beyond complemented by many attractive borders, specimen trees and a small orchard. A wall extends to the eastern boundary.



PATIO



DOUBLE GARAGE



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 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

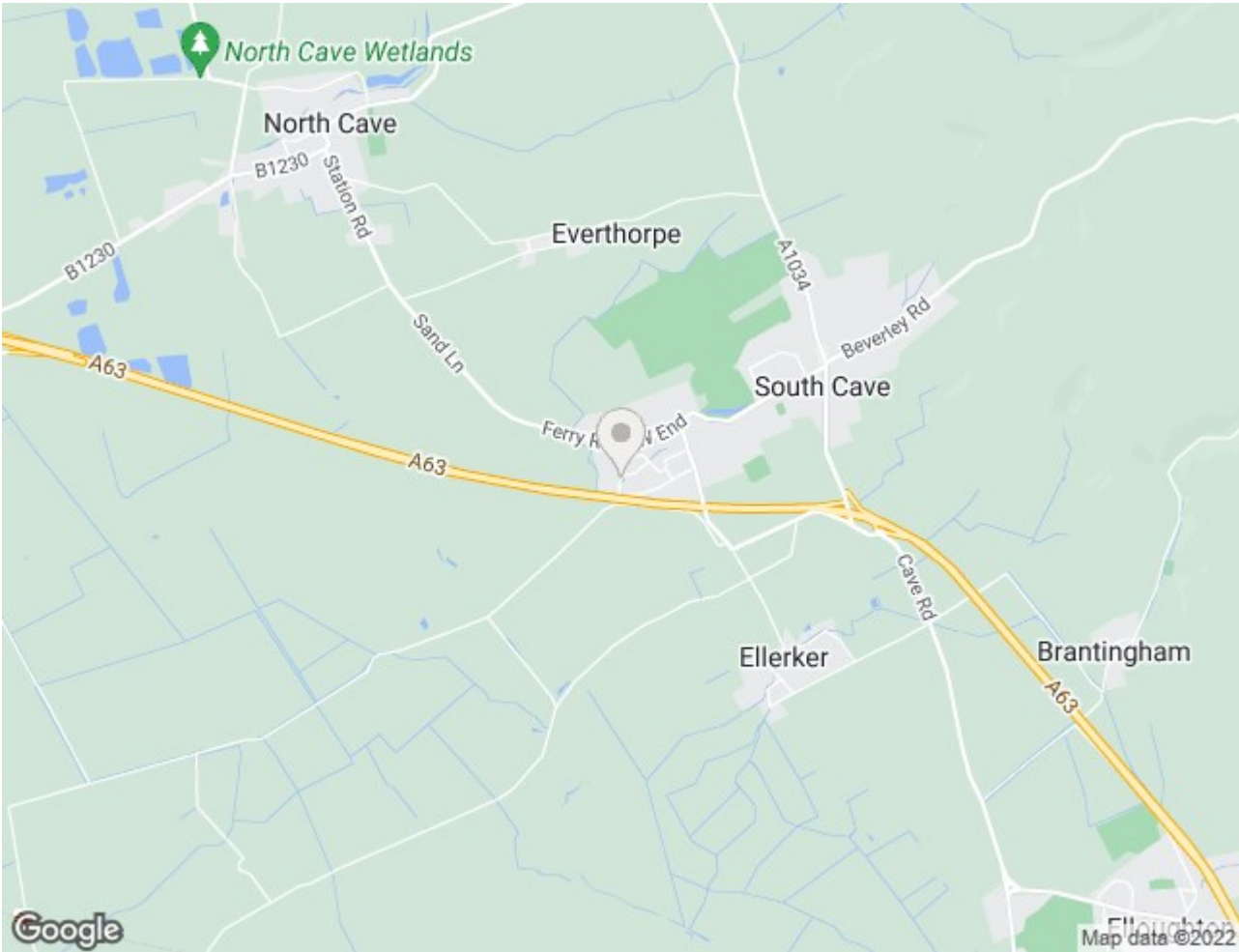
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.





Total area: approx. 313.0 sq. metres (3368.6 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

63

80

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		
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