



36 Pinfold, South Cave, East Yorkshire, HU15 2HE

- 📍 Barn Style Detached
- 📍 New Build
- 📍 Stunning Accommodation
- 📍 Council Tax Band =
- 📍 Approx. 2,200sq. feet
- 📍 4 Bedrooms
- 📍 High Quality Specification
- 📍 Freehold/EPC = B

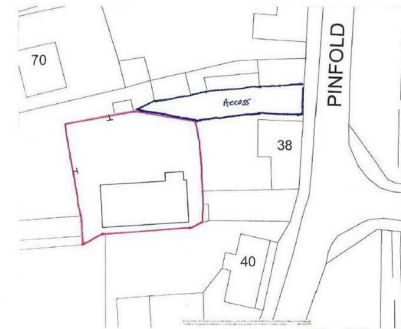
Asking Price £600,000

INTRODUCTION

Ready for occupation is this fabulous brand new barn style detached property which is attractively tucked away off Pinfold, one of South Cave's most historic street scenes. Ideal for those looking for all the "mod cons" of a contemporary home yet with a feel of living in the country, this beautiful home comes complete with a high specification, floor coverings and many attractive features. The spacious accommodation extends to around 2,200sq. feet as depicted on the attached floorplan, with a beautiful tiled floor extending through the ground floor being underfloor heated. The accommodation has the benefit of air source heating (underfloor to ground floor), electric underfloor heating to the en-suite and bathroom and quality double glazing and provides a high insulation factor. The property benefits from a security alarm, CCTV and is also wired for digital TV and internet access throughout. The ground floor briefly comprises an impressive vaulted entrance hallway, fully tiled cloak/W.C., stunning lounge (approx 23'0"x16'2") with two sets of bi fold doors, outstanding dining kitchen with island and bi fold doors to the garden, utility room and study. There are also two very useful cupboards. At first floor lie four bedrooms including the main which is particularly impressive complete with a dressing area having fitted wardrobes plus a stylish en-suite. There is also a family bathroom. Access to the property is across a private tarmac driveway from Pinfold. Upon arriving at the property, good parking is afforded for several vehicles. The gardens are turfed and complimented by a large paved terrace. There is also an electric vehicle charging point.

LOCATION

Pinfold is one of South Cave's most historic and desirable addresses with many period properties creating an extremely attractive street scene. 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.

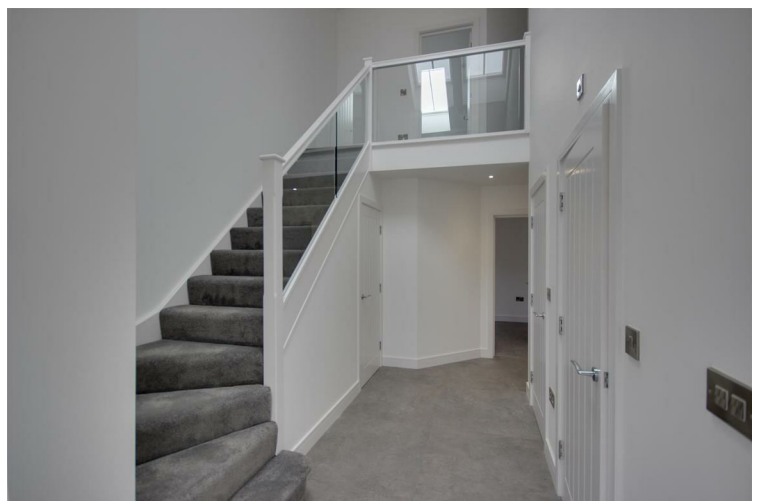


ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

An impressive hallway with a vaulted style ceiling and inset Velux style light allows light to flood in. A turning staircase leads up to the first floor with storage cupboard beneath. A tiled floor extends throughout and there is access to two large storage cupboards.



CLOAK/W.C.

Fully tiled floor and walls, heated towel rail. Concealed flush W.C., wash hand basin with cabinet.



STUDY

11'5" x 11'1" approx (3.48m x 3.38m approx)
Window to side elevation, tiled floor.



DINING KITCHEN

23'0" x 13'8" approx (7.01m x 4.17m approx)
At the heart of the house, this superb space has bi folding doors opening out to the garden. The kitchen features a stunning range of dual toned base and wall mounted units and central island with granite surfaces. There is an undercounter sink with mixer tap, a Range Cooker with extractor hood above, integrated dishwasher, a larder fridge and a larder freezer. A tiled floor extends throughout. Sliding doors on cast hinges open to the:





UTILITY

With fitted base and wall units and a sink and drainer. Space for appliances.



LOUNGE

23'0" x 16'2" approx (7.01m x 4.93m approx)

A stunning space with bi fold doors to both the west and north elevations. A tiled floor extends throughout.



FIRST FLOOR

LANDING

With galleried style view into the entrance hallway below. A large cupboard housing the cylinder is situated off.



BEDROOM 1

14'8" x 14'1" approx (4.47m x 4.29m approx)
With window to front elevation.



DRESSING AREA

9'9" x 8'8" approx (2.97m x 2.64m approx)
Up to fitted wardrobes with sliding doors running to one wall.
Dressing table return.



EN-SUITE BATHROOM

11'2" x 7'6" approx (3.40m x 2.29m approx)

A striking bathroom featuring a shaped bath, "walk in" shower area with rainhead and hand held shower system, concealed flush W.C., wash hand basin with illuminated/Bluetooth mirror above, fully tiled to walls and floor.



BEDROOM 2

12'1" x 11'7" approx (3.68m x 3.53m approx)

Window to front elevation.



BEDROOM 3

12'2" x 11'7" approx (3.71m x 3.53m approx)

Window to front elevation.



BEDROOM 4

13'0" x 9'1" approx (3.96m x 2.77m approx)
Velux style window.

BATHROOM

8'8" x 7'2" approx (2.64m x 2.18m approx)
A spacious bathroom comprising concealed flush W.C., wash hand basin, bath with shower above and screen, fully tiled walls and floor, heated towel rail.



OUTSIDE

Upon arriving at the property there is off street parking for several vehicles. The gardens are turfed and there is an extensive paved terrace.



SIDE 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 . 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

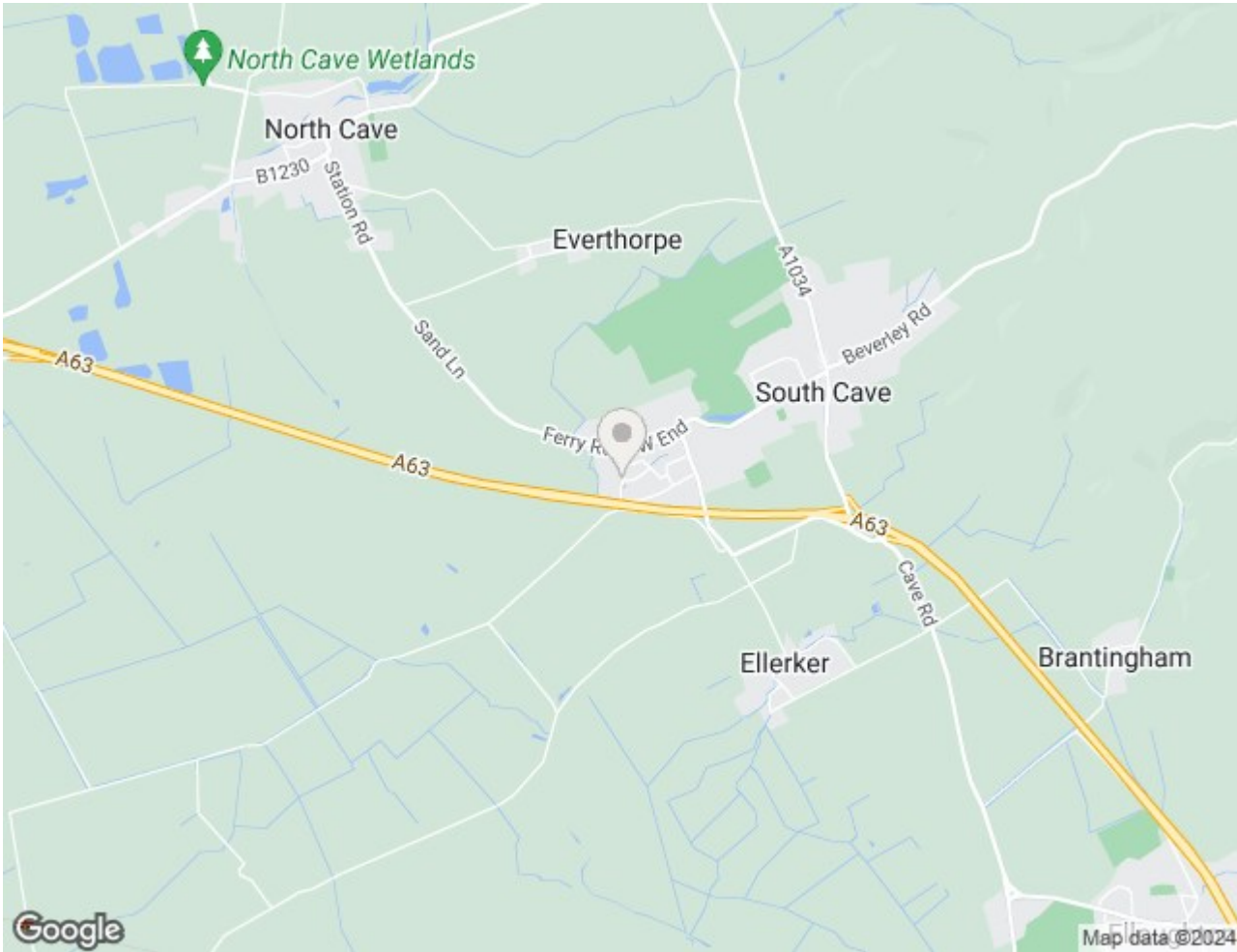
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

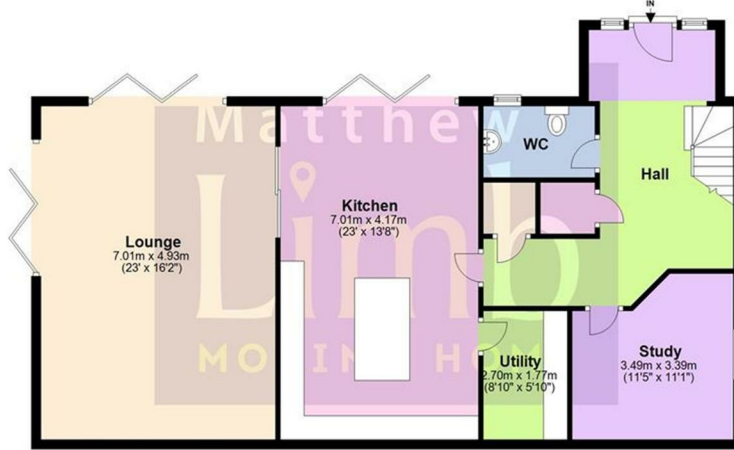
VALUATION SERVICE

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. 106.2 sq. metres (1143.6 sq. feet)



First Floor

Approx. 106.1 sq. metres (1141.6 sq. feet)



Total area: approx. 212.3 sq. metres (2285.2 sq. feet)

