

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*106 Main Street, Etton, East Yorkshire, HU17 7PQ*

- 📍 Exceptional Property
- 📍 Outstanding Quality
- 📍 Approx 3,800sq ft.
- 📍 Council Tax Band = G

- 📍 0.9 Acre Plot
- 📍 Four Bedroom Suites
- 📍 Garden Chalet
- 📍 Freehold / EPC = C

**£1,290,000**



## INTRODUCTION

This truly exceptional property is surely one of the finest homes currently available on the market. Built in recent times to a simply outstanding specification and expert design, the quality and appeal of this fine home is clearly evident from first impressions. Automated wrought iron gates open to a sweeping driveway which is flanked by walls and lawns and as you arrive in front of the house there is plenty of space for parking and a large double garage. The exquisite palette of materials and finishes have created a magnificent family home which enjoys an overall site of approximately 0.9 acre within the pretty village of Etton, some 4.5 miles from the historic market town of Beverley. Beautifully appointed, the accommodation extends to approximately 3,800sq ft. offering four bedroom suites, all with amazing vaulted ceilings and stylish bath/shower rooms. The stunning living space includes a formal lounge and a beautiful living kitchen plus utility room, cloaks/W.C. The hallway features a superb oak staircase and the sitting room is part partitioned with glazing which allows a view straight through to the garden upon entering the house. There is a plethora of bespoke fitted furniture, Control 4 automated home system, underfloor heating to the ground floor and so many more features. The gardens are a delight having been expertly landscaped with paved and cobbled patio areas. A significant garden chalet has a living room with log burner, kitchen and cloakroom plus a covered entertaining area. An extensive open lawn lies beyond. We cannot stress enough that this "one of a kind" property is a rare opportunity indeed an early viewing is strongly recommended.



## LOCATION

The property stands in a slightly elevated position on Main Street within the charming conservation village of Etton, some 4.5 miles from the historic market town of Beverley. This lovely Wolds village allows you to enjoy the peace and tranquillity of village life, yet be within striking distance of all that Beverley has to offer with easy access also towards Drifffield, Hull, the Yorkshire coast and the wider surrounding area. There is a village hall, church and a recently renovated pub to enjoy.



## ACCOMMODATION

Residential entrance door to



## ENTRANCE HALLWAY

A spacious hallway with light flooding in through windows. Beautiful tiled floor which extends through the majority of the downstairs accommodation. The hall is open plan in style through to the inner hallway and provides an instant view through the house out to the garden. To one corner of the hallway is a cloaks cupboard.





## W.C.

With low level W.C. and wash hand basin and cabinet. Tiled surround and floor, heated towel rail.

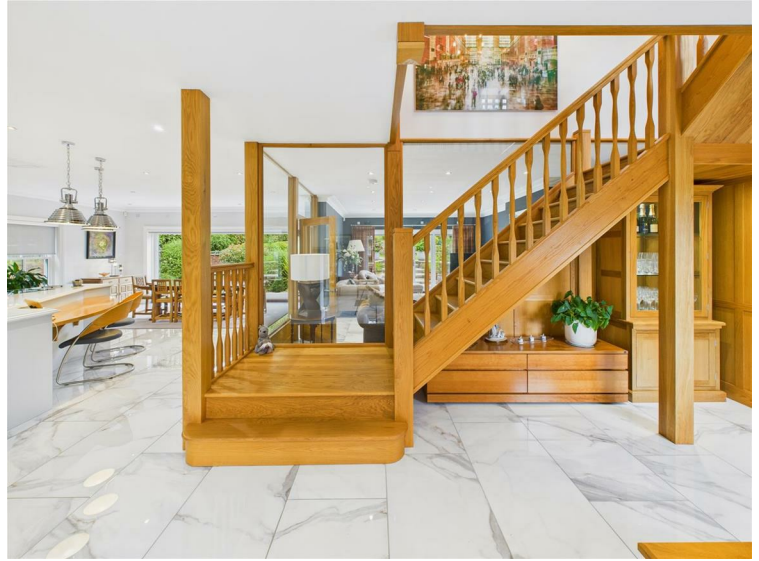


## INNER HALLWAY

A statement handmade oak staircase. Access is provided to the lounge and open plan in style through to the kitchen. Glazed partition to the sitting room allows a view through to the garden.







## LOUNGE

A beautiful and elegant room with the focal point being a bespoke grand limestone fire surround housing a log burner upon a granite hearth. Two windows to the front elevation and window system with central sliding door overlooking the rear and providing access out to a paved terrace.





## SITTING ROOM

The focal point is a beautiful limestone fire surround housing a log burner. This room is separated from the hall and kitchen by oak framed glazing which creates a separate environment however allows light to flood in. With tiled flooring, the room also has a wall of glazing with central doors opening out to the terrace and providing views of the garden beyond.





## LIVING KITCHEN

A fabulous room situated to the rear of the house. A window system has a central sliding door to the rear opening out to the paved terrace. The kitchen features an exquisite range of quality fitted units with shaped island and quartz worksurfaces together with an oak seating peninsular. Integrated appliances include a range of Miele ovens, microwave and warming drawer together with induction hob and ceiling inset extractor above, larder fridge, dishwasher, wine chiller and pantry cupboard.







## DINING AREA



## UTILITY ROOM

A generously proportioned utility room which is extensively fitted with beautiful units and quartz worksurfaces. There is an undercounter one and a half sink with mixer tap, dishwasher, plumbing for a washing machine and space for a dryer. Integrated fridge. External access door to rear, tiled flooring and internal access door to garage.



## FIRST FLOOR

### GALLERIED LANDING

With bespoke oak detailed balustrade, part vaulted ceiling, window to front. Beautiful bespoke fitted cupboards and drawer to one wall.





## BEDROOM SUITE 1

An amazing bedroom suite with breath-taking vaulted ceiling, engineered beams. Beautiful bespoke fitted furniture comprising wardrobes, drawers and cupboards together with matching freestanding bedside cabinets. Upholstered bedhead detailing flanked by mirrors to either side. Double doors with retaining wrought iron balcony provide a view across the rear gardens and beyond.



## VIEW



## EN-SUITE SHOWER ROOM

A luxurious suite comprising low level W.C., twin wash hand basins within fitted cabinet, walk in shower area with glazed partition, handheld and rainhead shower system, tiling to walls and floor, heated towel rail.



## BEDROOM SUITE 2

A spectacular suite with vaulted ceiling and exposed oak beam. Quality fitted furniture wardrobes. Double opening doors with wrought iron retaining balcony.





## EN-SUITE BATH/SHOWER ROOM

A luxurious suite comprising a freestanding oval shaped bath with tap stand, low level W.C., wash hand basin in cabinet and large shower area with rainhead and hand held shower system, glazed partitions. Half tiling to the walls, tiled floor, classic radiator and heated towel rail.



## BEDROOM SUITE 3

Situated to the rear of the house with a stunning glazed gable having four opening doors and a wrought iron Juliet style retaining balcony. Again, vaulted with exposed beams and bespoke fitted wardrobes.



## EN-SUITE SHOWER ROOM

With suite comprising low level W.C., wash hand basin in cabinet, walk in shower area with rainhead and handheld shower system, tiled surround and floor, heated towel rail.





## BEDROOM SUITE 4

Again with vaulted ceiling and exposed beam. Windows overlooking the front garden and two further Velux windows providing views of surrounding countryside. Useful storage cupboards situated to one corner.



## EN-SUITE SHOWER ROOM

With suite comprising a low level W.C., wash hand basin with cabinet, walk in shower area with rainhead and handheld shower system, tiled surround and floor, heated towel rail.



## STUDY AREA

Situated off the landing with bespoke fitted oak furniture including desk drawers, cupboards and display shelving.



## OUTSIDE

The property is approached through automated wrought iron gates and a sweeping driveway leads up to the front elevation of the house where there is an extensive parking forecourt and access provided to the garage. Access is also available to either side of the house. The driveway is flanked by lawns and shrubbery. The rear garden is an absolute delight with a combination of paved and cobble set patio area directly to the rear with a sweeping path intersecting the lawned garden bounded by ornamental shrubbery.







## REAR VIEW





## VIEW TO FRONT



## GARDEN CHALET

The garden room complex sits proudly within the centre of the garden approached via a sweeping cobble set path and granite steps. A paved terrace is part covered by a canopy of oak beams upon cast pillars, an ideal place to entertain or relax. The building itself has a main inner living area with underdrawn vaulted ceiling and the focal point is a log burner. There is a tiled floor with underfloor heating. Situated off the living area is a fully equipped kitchen with fitted units, sink and drainer, microwave, fridge/freezer and dishwasher. Rear access also leads to the cloakroom with twin wash hand basins and W.C plus a large garden store ideal for a ride on mower etc.

Beyond the outbuilding lies a further open lawn ideal for a variety of purposes and featuring a number of specimen trees.





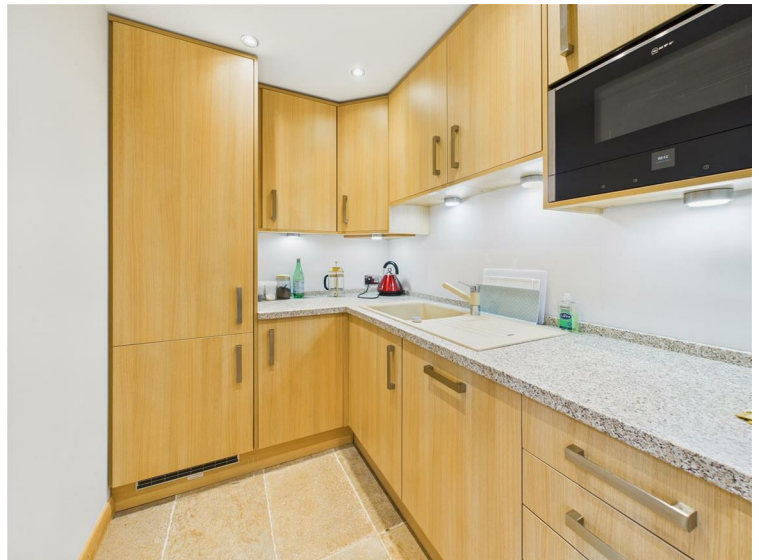




*LIVING AREA*



*KITCHEN AREA*





### *INTEGRAL GARAGE*

Accessed via two remotely operated up and over entry doors, the garage is complete with a tiled floor, fitted cloaks/boot cabinetry and opposite wall are matching fitted units and belfast style sink with granite surface. To one corner of the garage is a cupboard which houses the plant.

### *CENTRAL HEATING*

Gas to a combination of under floor (ground floor) and radiators.

### *DOUBLE GLAZING*

Quality hardwood framed 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. 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.



## AGENTS NOTE

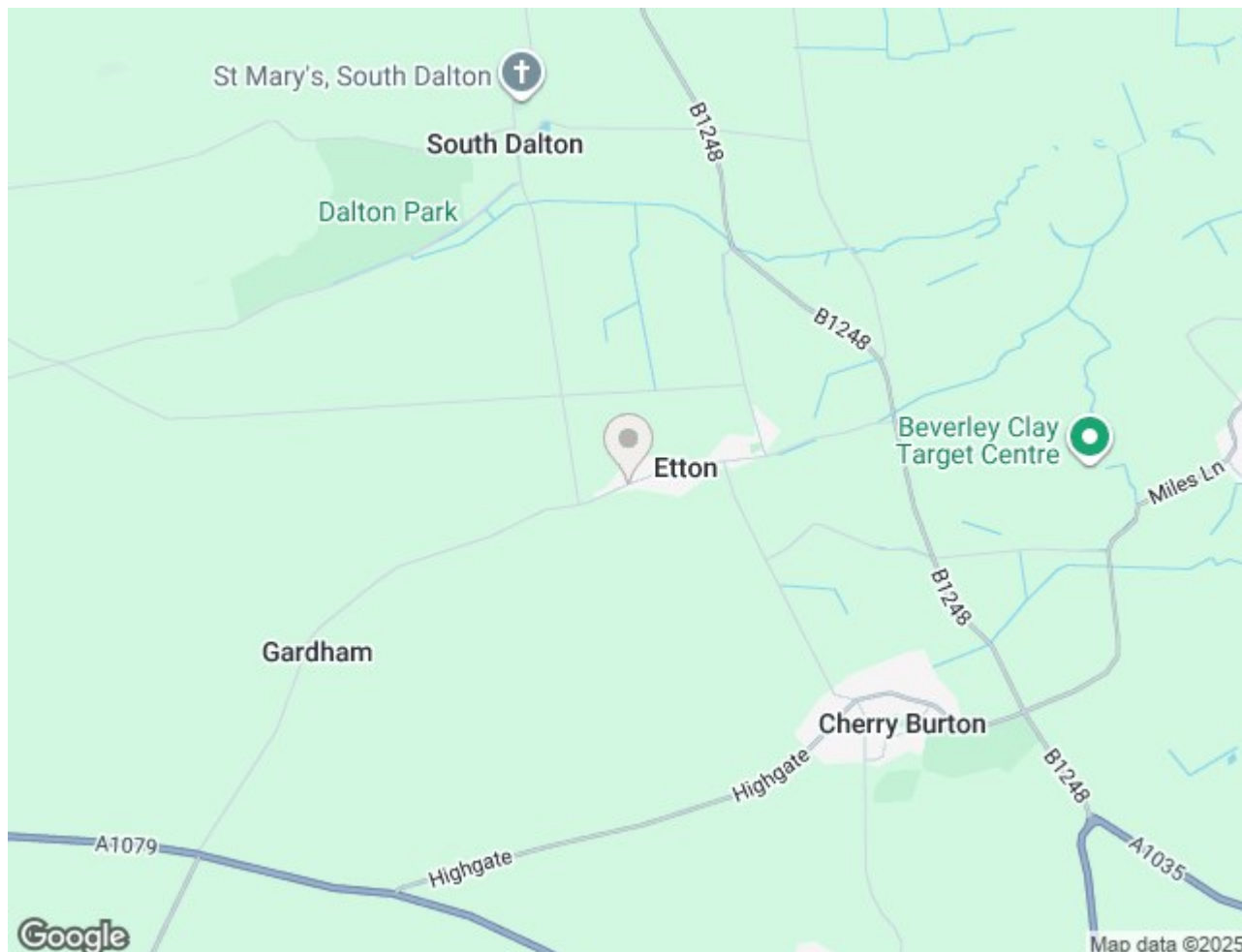
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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











Floor 0 Garden Chalet

**Approximate total area<sup>(1)</sup>**  
522 ft<sup>2</sup>  
48.5 m<sup>2</sup>


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</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	