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Matthew  
**Limb**  
MOVING HOME



*44 Beverley Road, South Cave, East Yorkshire, HU15 2AU*

- 📍 A Truly Unique Home
- 📍 Great Character
- 📍 Versatile Accommodation
- 📍 5 Beds/3 Baths
- 📍 Four Receptions
- 📍 Delightful Location
- 📍 Overlooking Mount Airy
- 📍 EPC = D

**£765,000**



## INTRODUCTION

Situated in a delightful setting overlooking Mount Airy, this unique high calibre detached residence is of great appeal. Built around 1910 with many hallmarks of the Edwardian era the original house has much character and has been complemented by the addition of further attractive accommodation. This includes a bright, spacious, well proportioned living kitchen with plentiful cabinets and a vaulted ceiling, large living room, further bedroom and bathroom. The accommodation is extremely versatile and provides 5 bedrooms overall, two being en-suite. The living accommodation affords four reception rooms the majority with stunning views of the garden and beyond. The property enjoys a beautiful and secluded environment being approached across a private driveway, set well back from Beverley Road. The house is orientated to take full advantage of the sunny aspects and the gardens wrap around the property to the east, south and west elevations, being mainly laid to lawn, complemented by mature borders and several specimen trees. Excellent parking is available and there is a double garage and outbuilding. A footpath runs along one boundary and leads through fields up to Mount Airy, where it joins the Wolds Way. Trees, fields and a vineyard provide a splendid backdrop to the house and gardens. Gas fired central heating and uPVC double glazing is installed. There is a burglar alarm and exterior lighting.

## LOCATION

The picturesque village of South Cave is nestled at the foot of the Yorkshire Wolds, approximately 14 miles to the west of Hull and just 10 miles from the historic market town of Beverley.

The village, which is in walking distance of the property, offers a selection of local shops and amenities including a convenience store with post office, chemist, mini-supermarket, take-away outlets, public houses, restaurants, hair and beauty salons, country club, golf course, leisure centre, bowls and tennis clubs. There is a highly reputable primary school, with secondary schooling provided by the excellently rated South Hunsley school. The village is surrounded by beautiful countryside with extensive local walks and the added interest of Little Wold Vineyard.

This is a great location for the commuter, family or country lover alike. Instant access to the A63/M62 motorway network makes many regional national business centres such as Leeds, Sheffield and Manchester easily accessible. The nearby town of Brough has a mainline railway station with a regular service to Hull, Leeds, Manchester, Doncaster, York and London Kings Cross (approximately 2 1/2 hours). A local bus service links South Cave to Hull and Beverley. Overseas travel is facilitated by the proximity of airports at Humberside (20 miles), Doncaster (38 miles) and Leeds Bradford (50 miles). The village therefore provides excellent links both locally and nationally.

## ACCOMMODATION



## FRONT PORCH

An attractive entrance door opens to:

### ENTRANCE HALL

16'4" x 6'6" approx (4.98m x 1.98m approx)

A central hallway with an original Victorian multi-coloured tiled floor extending throughout, coving to ceiling. A staircase with turned balusters leads up to the first floor. One radiator.



### LOUNGE

17'1" x 14'1" approx (5.21m x 4.29m approx)

Light floods in through windows to both the southwest and northwest elevations. The focal point of the room is a feature painted timber fire surround housing a log burner. There is beautiful cornicing to the ceiling and a picture rail. Two radiators.



### DINING ROOM

14'1" x 12'0" approx (4.29m x 3.66m approx)

Sunlit through windows to the southwest and southeast elevations. The chimney breast houses a feature ornate painted timber fire surround with mantel, tiled hearth, copper canopy and backplate housing a cast iron grate. Built in shelves flank the fireplace. Picture rail, cornicing to ceiling. One double radiator.





### *SITTING ROOM*

19'3" x 10'6" approx (5.87m x 3.20m approx)

Situated to the rear of the house there is a brick fireplace with timber mantel housing a fitted coal effect gas fire. The chimney breast is flanked by fitted cupboards, and there is a built in bookcase. Coving to the ceiling. Original tiled floor throughout. Double doors lead through to the living kitchen. One radiator.



### *ALTERNATIVE VIEW*



### *LIVING KITCHEN*

25'7" x 14'0" approx (7.80m x 4.27m approx)

A superb room which links the 'old to the new'. A vaulted ceiling provides a spacious feel to the room and an attractive limestone tiled floor extends throughout. Four manually controlled VELUX windows enhance the light and airy ambience. The kitchen features a range of fitted base and wall mounted units with roll top work surfaces, matching island with granite work surface, double sink and drainer, range cooker with extractor hood above, integrated dishwasher and space for other appliances. There is a door leading out to a morning patio and double doors open out onto the main sun terrace which enjoys a southwesterly aspect across the garden. Two double radiators. Double doors also provide access through to the living room.





*ALTERNATIVE VIEW*



*ALTERNATIVE VIEW*



*LIVING ROOM*

21'10" x 15'7" approx (6.65m x 4.75m approx)

A particularly bright and airy room with windows to both southwest and southeast elevations. Recessed downlighters to ceiling, double doors leading out to the terrace. A staircase leads up to the fifth bedroom and bathroom. Solid oak floor. Two double radiators and one single radiator.





## ALTERNATIVE VIEW



## UTILITY ROOM

14'1" x 9'0" approx (4.29m x 2.74m approx)

This has an extensive range of fitted base and wall mounted units with one and a half sink and drainer, a ceramic cooking hob with extractor hood above, plumbing for an automatic washing machine and space for further appliances. It is worth noting there is an old water hand pump to be found to the corner of the room. One radiator.

## REAR LOBBY

Tiled floor, with access towards the drive, double garage and outbuilding.

## W.C

With white low level W.C and corner wash hand basin. Electric radiator. Half tiling on walls. Tiled floor.

## FIRST FLOOR

### LANDING

An attractive, spacious balustraded landing with window overlooking the gardens. Corner cupboard, coving to ceiling and one double radiator.

### BEDROOM 1

17'1" x 14'1" approx (5.21m x 4.29m approx)

With windows to both southwest and northwest elevations, period fireplace with painted cast metal surround and mantel, tiled inset and hearth. Cornicing to the ceiling. Double radiator plus electrical towel radiator. Door to en-suite bathroom.





### ALTERNATIVE VIEW



### EN-SUITE BATHROOM

With ivory suite comprising low level W.C, pedestal wash hand basin and a claw foot bath with shower over, rail and curtain. Tiled floor and partially tiled walls. One radiator.



### BEDROOM 2

14'1" x 12'1" approx (4.29m x 3.68m approx)  
With windows to southwest and southeast elevation providing some fabulous views across the garden, fields and towards Mount Airy.  
Period cast iron fireplace with tiled hearth and mantel. Built in cupboard to alcove. One double radiator.





### BEDROOM 3

12'1" x 10'4" approx (3.68m x 3.15m approx)

Facing southeast with window providing views of Mount Airy, period cast iron fireplace to chimney breast with mantel. Cupboard to alcove containing gas fired boiler, one double radiator.



### BEDROOM 4

9'1" x 9'0" approx (2.77m x 2.74m approx)

Period cast iron fireplace and mantel, tiled hearth, window to rear elevation. One double radiator.



### BATHROOM

With white suite comprising bath with shower over and screen, low level W.C, pedestal wash hand basin. Built in airing cupboard, tiled floor, partial wall tiling, one double radiator. Access to loft space via ceiling hatch.





### *BEDROOM 5*

15'8" x 14'10" approx (4.78m x 4.52m approx)

With a semi-vaulted ceiling, manually controlled VELUX and windows providing stunning views south east and south west towards Mount Airy and across the garden and fields. Two radiators.



### *LANDING*

One radiator and a manually controlled VELUX window.

### *BATHROOM*

With white low level W.C, pedestal wash hand basin, bath with shower attachment, rail and curtain. There is a walk-in storage cupboard with shelves. Partial wall tiling. Access to loft area through hatch and manually controlled VELUX window. One radiator.



## OUTSIDE

Delightfully tucked away, set well back from Beverley Road, the property is approached across a private gravelled driveway which serves one other property. Upon arriving at the house the driveway opens up to a parking and turning forecourt and also provides access to a driveway leading up to the double brick garage. There is a brick and tiled outbuilding which is ideal for storage. A concealed well with a submersible pump can provide water for garden use. The property enjoys a beautiful and secluded environment with the garden framed by many specimen trees including a fabulous Copper Beech. Lawns extend to the east, south and west elevations and provide stunning views. The garden adjoins fields with Mount Airy beyond. The garden has been set out to enjoy the sun throughout the day with a morning terrace and main sun terrace. Attractive planting and established borders provide many areas of interest and much seclusion. A stone water feature on the main terrace, 3 double external electric sockets, hot and cold external taps, and lighting are in place.









### *DOUBLE GARAGE*

Brick/block construction with tiled roof, up and over entry door. Side door leading to paving and morning terrace. Electric light and power inside garage. External security light and electric socket.



### *SERVICES*

All mains services are connected to the property.

### *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.

### *COUNCIL TAX IMPROVEMENT INDICATOR*

If a property has been improved or extended since it was placed in a Council Tax band, the VOA can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.



## 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.

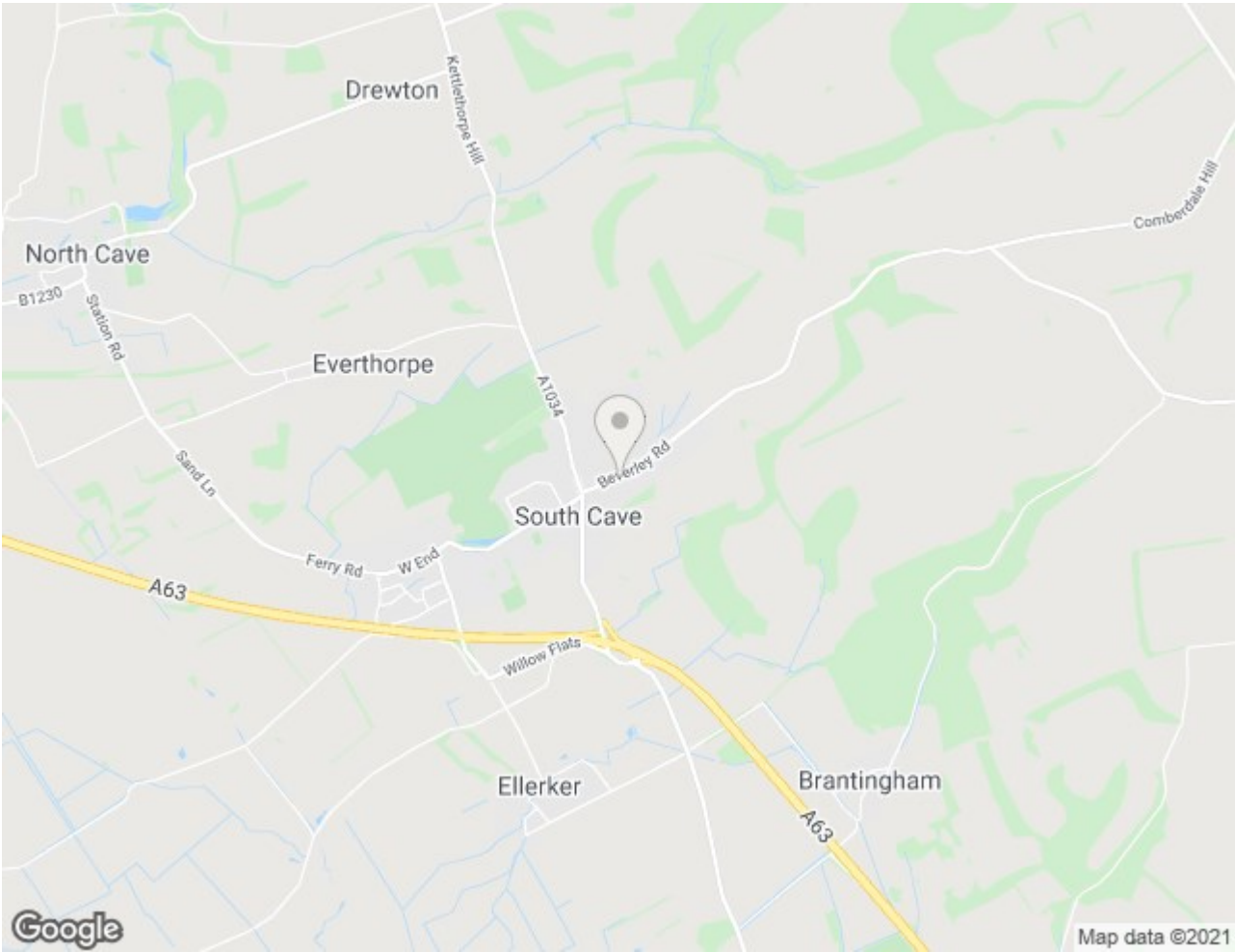
## VALUATION SERVICE

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.

## VIEWING APPOINTMENT

TIME .....DAY/DATE .....

SELLERS NAME(S) .....








Total area: approx. 299.1 sq. metres (3219.3 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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 2002/91/EC	