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Limb
MOVING HOME










The Garden House, 33 Jenny Brough Lane, Hessle, East Yorkshire, HU13 0LA

- Simply Outstanding
- Contemporary Living
- Superlative Specification
- Council Tax Band = G
- 4 Bedroom Suites
- Beautiful Gardens
- An Amazing Lifestyle
- Freehold/EPC = B

£1,300,000

INTRODUCTION



A truly remarkable contemporary residence where striking architecture, extraordinary attention to detail and a superlative specification combined to create an exceptional lifestyle.

Discreetly positioned behind automated gates, this individually designed home makes an unforgettable first impression with its magnificent double height and floating staircase.

The beautifully appointed accommodation has been thoughtfully created for luxurious everyday living and entertaining on a grand scale. Highlights include a spectacular living room, elegant sitting room, dedicated cinema room, impressive office and four beautiful bedroom suites.

State-of-the-art home automation, extensive glazing and energy efficient technology compliment the sophisticated interiors.

Outside, the magnificent south facing gardens provide an exceptional setting for relaxation and entertaining, with expansive terraces, sunken seating area, pergola and substantial detached garden building.

A home of remarkable individuality, created for those who appreciate the very best in contemporary living.

WARRANTY

The property will be conveyed with the remainder of an architect certificate.

NOTABLE FEATURES

- Magnificent double-height entrance reception with floating oak staircase
- Exceptional living kitchen with bespoke Omega cabinetry and extensive glazing
- Cinema room, formal sitting room and dedicated office
- Four double bedroom suites
- Sophisticated Control4 home automation
- Underfloor heating to both ground and first floor
- High-quality contemporary glazing systems
- High eco-credentials with air source heat pump, solar and comprehensive insulation delivering exceptional energy efficiency
- South-facing landscaped gardens, sunken patio and pergola
- Substantial detached garden building offering considerable flexibility
- Discreet setting behind automated gates
- Ideal location to connect to regional business centres

LOCATION






The Garden House is discreetly located behind the front line of properties on Jenny Brough Lane which is a sought after residential location to the west of Hessle centre and which leads from Boothferry Road towards the neighbouring village of Swanland.
Hessle is a vibrant and historic small town situated on the north bank of the Humber, famed for the iconic Humber Bridge. It offers an exceptional quality of life, celebrated for its unique character, bustling town square and parades together with the picturesque Hessle Foreshore. This close-knit community atmosphere blends perfectly with the array of amenities making this an ideal place to live.

The heart of the town, centred around "The Weir" and the Square, is home to an eclectic mix of independent boutiques, popular cafés, and traditional pubs together with many well-known brands/names. For broader shopping needs, the nearby Sainsbury's superstore and retail parks are easily accessible, while the Country Park and Foreshore are a perfect place for walking, cycling, and leisure.

The town is served by well-regarded primary schools, including Hessle All Saints and Penshurst Primary. Hessle High School and Sixth Form College offers secondary education while the proximity to independent schools such as Tranby School and Hymers College ensure diverse educational opportunities for all ages.

Hessle provides superb regional connectivity, acting as a primary gateway for the region. The town features its own railway station with frequent services to Hull, Doncaster, and Sheffield, as well as easy connections to London. Strategically located along the A63, it offers immediate access to Hull and the M62 corridor, while the Humber Bridge provides a direct link to North Lincolnshire and beyond including Humberside Airport.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 5 miles
- Beverley (Historic Market Town): Approx. 9 miles
- York: Approx. 38 miles
- Leeds: Approx. 55 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

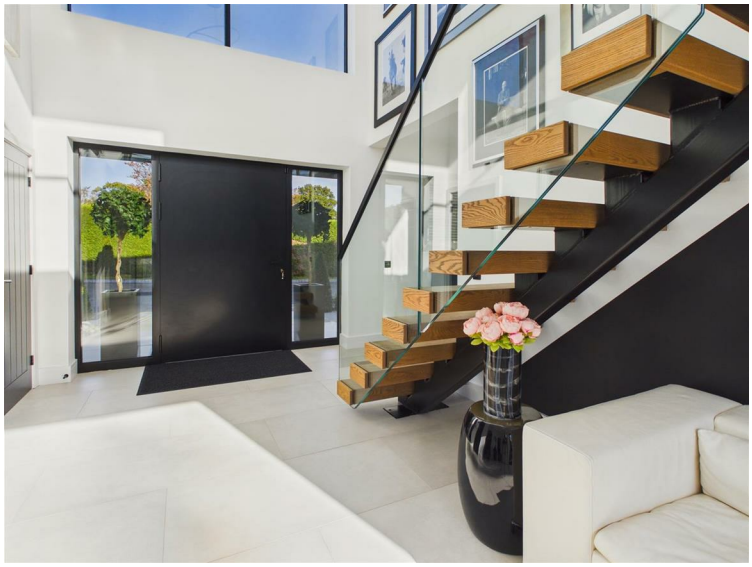


ENTRANCE RECEPTION

A bespoke contemporary pivot door opens to the entrance, a stunning first impression with double height, galleried landing which large picture windows, lantern light and sliding doors provide a vista upon entering through to the terrace and garden beyond. Cantilever staircase with floating oak stairs and glass balustrade leads upstairs to the galleried landing. Wide format tiling,

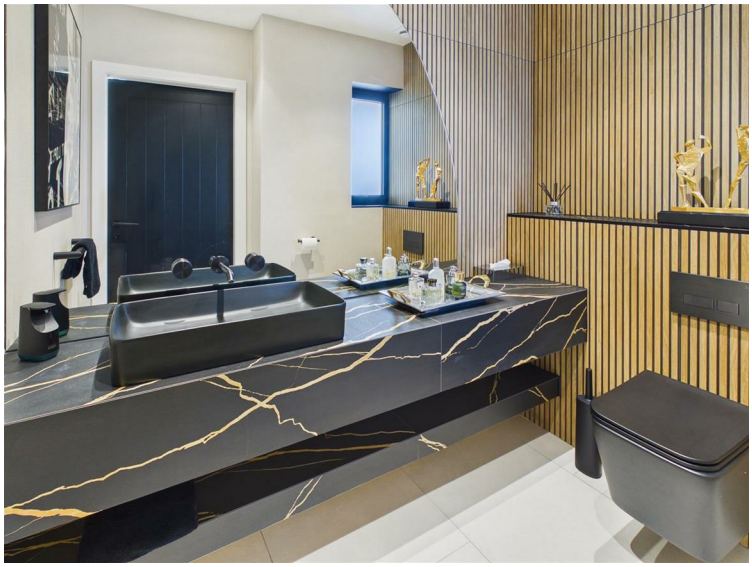






CLOAKROOM

A stunning cloakroom with designer concealed flush W.C., matching black trough wash hand basin with wall mounted mixer tap. Beautifully decorated with acoustic slat walling feature and grand curved mirror.

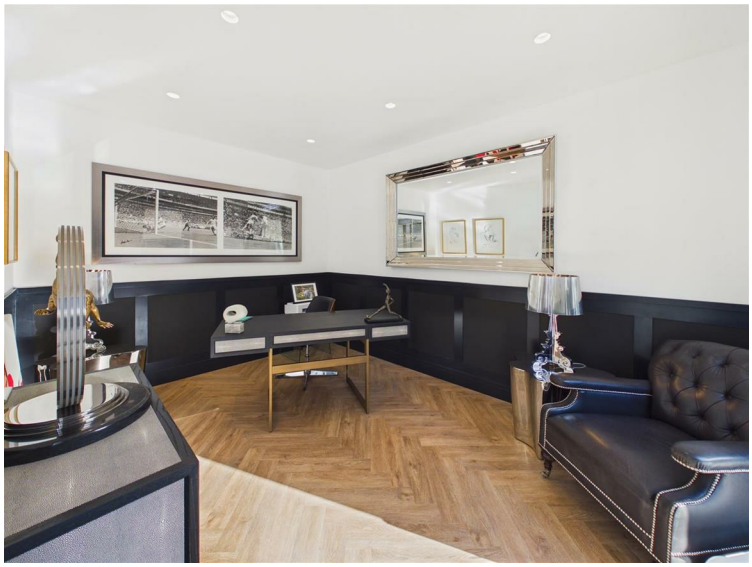


PLANT ROOM

With pressured hot water system, underfloor heating manifolds, water filter, electrics and Control 4 system workings.

OFFICE

Decorative panelling to walls, door provides access out directly to the south facing terrace.



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CINEMA ROOM

An outstanding room which has been stylishly decorated. An extensive range of fitted furniture proving excellent storage facilities together with a feature drinks cabinet and drinks chiller. Features also include coffered ceiling with inset downlights, part acoustic slat walling and media wall feature which is back lit. Window to side elevation.





SITTING ROOM

An amazing space with wide sliders out to the south facing patio, windows to the side flank a bespoke media wall, featured coffered celling with perimeter and inset downlights, decorative panelling to walls.





KITCHEN/DINING/LIVING SPACE

A room with real "wow". There is a striking dual toned kitchen and grand island by Omega with Dekton surfaces and raised breakfast pull-up and contemporary quartz worksurfaces. Features include an undercounter black resin sink with mixer tap complete with instant hot water function and filtered water provision. Oven and a combination microwave oven, induction hob with vacuum extractor, dishwasher, wine chiller, fridge and freezer. Spectacular glazing with two pairs of wide sliders opening out to the terrace. The living area comes complete with a beautiful bespoke media unit with wide screen TV wall mounting with back lighting. Further windows and lantern lights allow light to flood in. Extensive downlights and speakers throughout the room, concealed entry through to the utility room. There is also a separate pantry with an array of bespoke fitted units and quartz surfaces. Control 4 central unit to wall.







KITCHEN AREA



LIVING AREA



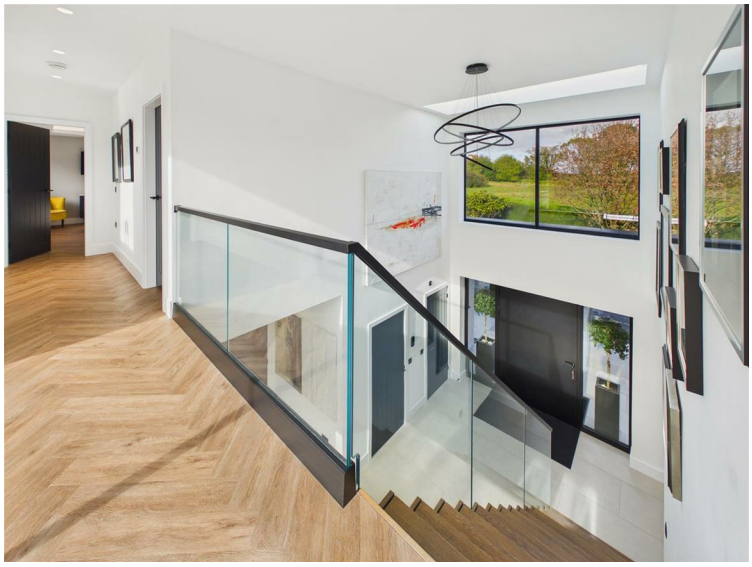
UTILITY ROOM

Complete with bespoke fitted units again from Omega and quartz surfaces, undercounter sink with mixer tap, integrated larder fridge and space for appliances. External access door to side drive.

FIRST FLOOR

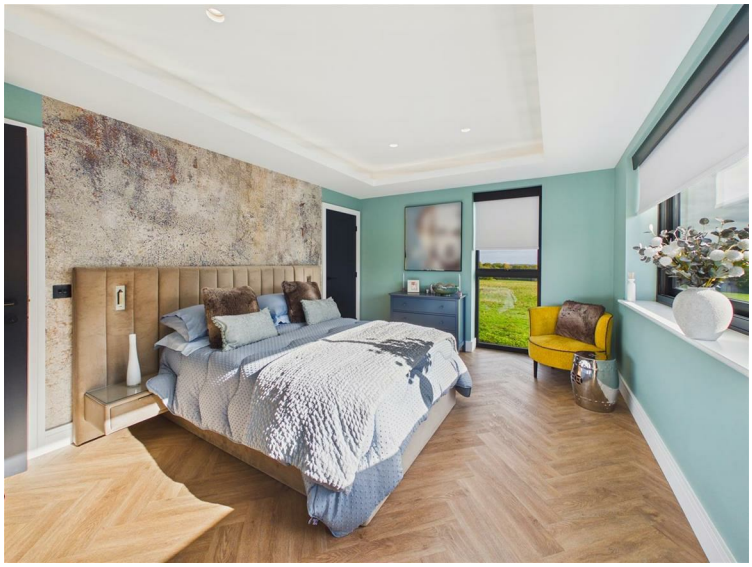
LANDING

A simply stunning landing with large picture window providing an amazing view to the south and north.



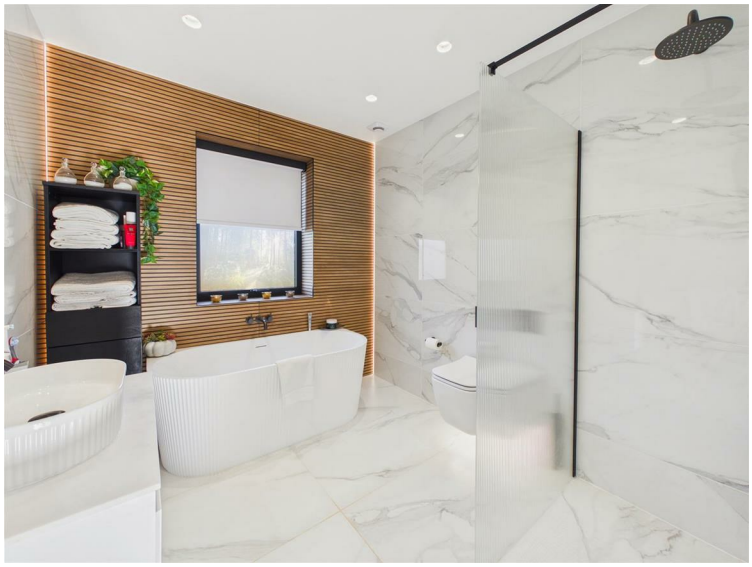
BEDROOM SUITE 1

With beautiful sliding glazed windows to the south elevation, further window to the side. Coffered ceiling with inset downlighters.



EN-SUITE

Simply Stunning. Featuring a fluted bath with mixer tap, matching wash hand basin on cabinet. concealed flush W.C. and "walk in" shower area with rainhead and handheld shower system. Beautiful tiling to the floor and walls.



DRESSING ROOM

With fitted wardrobes to one wall.

BEDROOM 2

With stunning sliding window to south elevation, coffered ceiling with inset downlights.



EN-SUITE

With fluted wash hand basin on plinth with mixer tap, concealed flush W.C. and "walk in" shower area with fluted glazing, rainhead and handheld shower system, beautiful tiling to walls and floor.



DRESSING ROOM

Fitted wardrobing to one wall.

BEDROOM 3

Window to front elevation, fitted wardrobe to corner.

EN-SUITE BATHROOM

Fluted circular wash hand basin and cabinet, bath with shower over and screen, concealed flush W.C., beautiful tiling to walls and floor.

BEDROOM 4

A lovely space with fitted wardrobe to corner and window to front.

EN-SUITE SHOWER ROOM

With fluted wash hand basin on cabinet, large corner shower cubicle with rainhead and handheld shower system, concealed flush W.C., beautiful tiling to walls and floor.

OUTSIDE

The property is approached through impressive contemporary automated gates which open to a sweeping block set driveway flanked by soft planting. Upon arriving at the house, there is ample parking space together with an extra wide side drive, flanked by structural planting. The spectacular rear garden has been professionally designed and thoughtfully created with areas to enjoy the sun throughout the day. A vast wide format tiled patio incorporates a sunken patio with seating softened by planting including olive trees. An expansive lawned garden enjoys a southerly facing aspect and bounded by mature borders which provide seclusion. To one corner lies a strategically positioned quality gazebo upon a composite deck. Within the garden lies a substantial garden building.







GARDEN BUILDING

approx 25'3" x 15'6" (approx 7.70m x 4.72m)
The room has an extensive range of fitted storage wardrobes as two pairs of sliding glazed doors, and is ideal as a gym, leisure space, office or indeed has a potential to become an annexe (subject to any necessary consents).



REAR VIEW

HEATING

The property has the benefit of underfloor heating to both ground and first floor level served by an energy efficient air source heat pump.

GLAZING

The property has the benefit of high quality double glazing systems throughout.

SERVICES

Main electricity, water and drainage are connected to the property.

TENURE

Freehold, vacant possession granted upon completion.

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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, such as floor coverings, curtains and light fittings. 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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
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The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

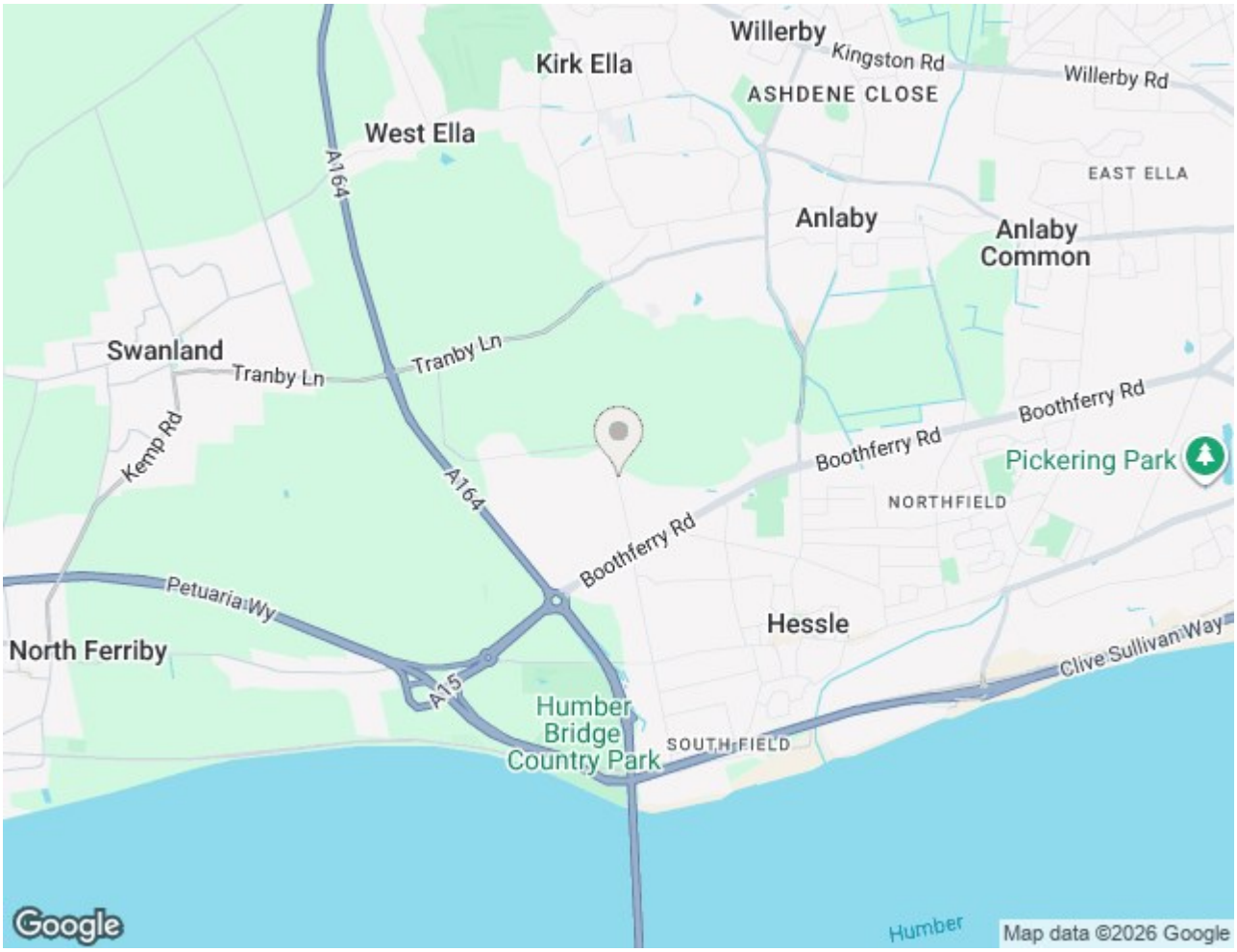
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

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.

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Boothferry Rd
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Hessle
North Ferriby
A15
Clive Sullivan Way
Humber Bridge Country Park
SOUTHFIELD
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Humber
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Approximate total area(1)
2000 ft²
185.7 m²

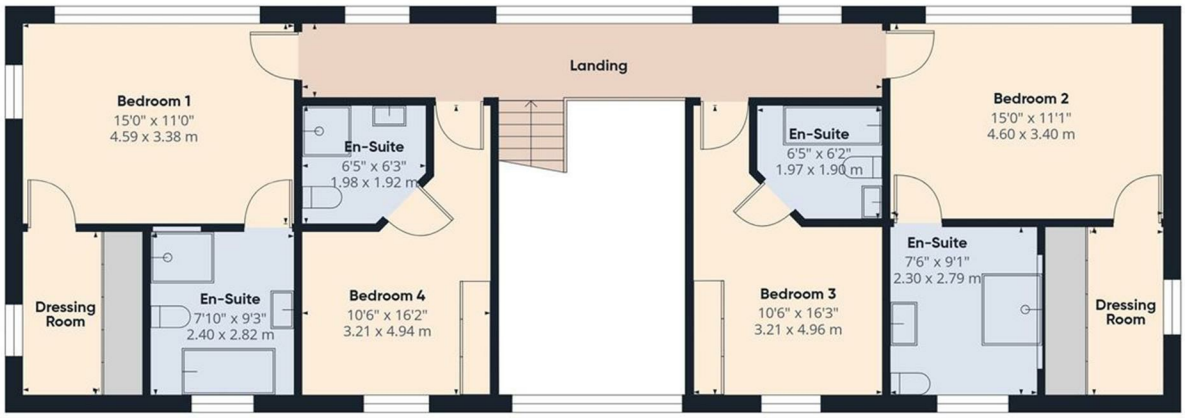
Reduced headroom
20 ft²
1.9 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

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Floor 1 Building 1

S
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N

Approximate total area(1)

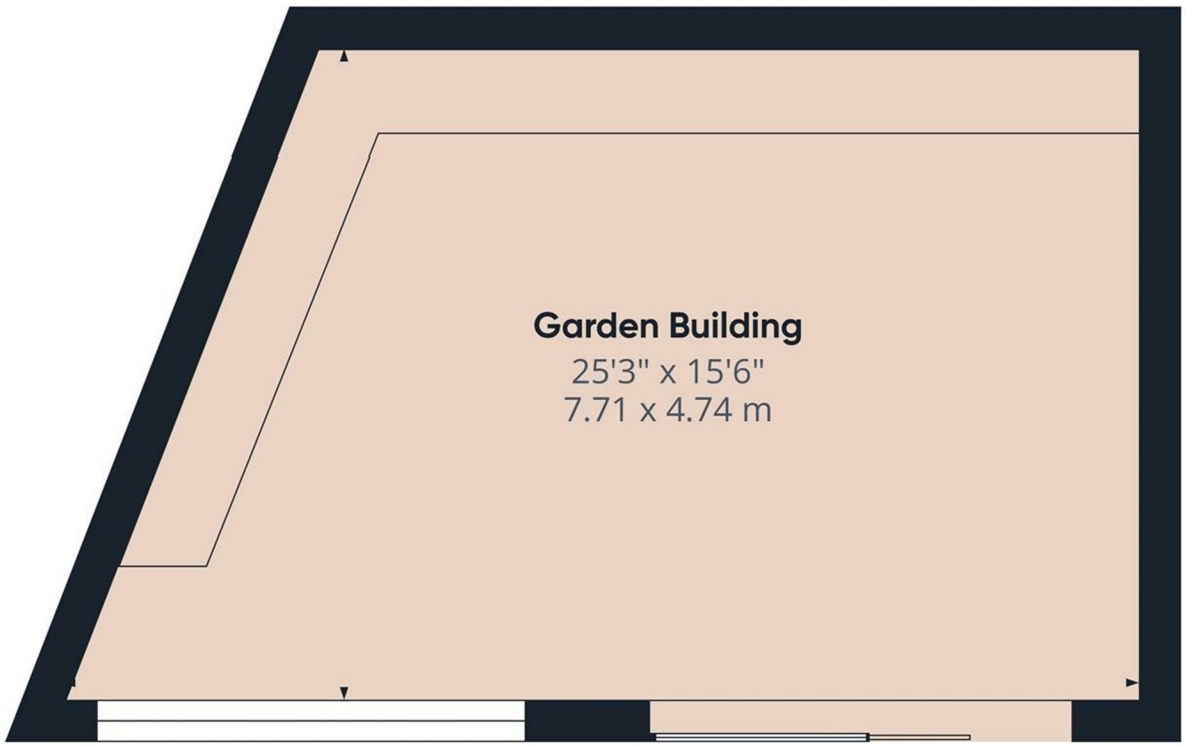
1109 ft²

103.1 m²

(1) Excluding balconies and terraces

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Floor 0 Building 2

W S N E

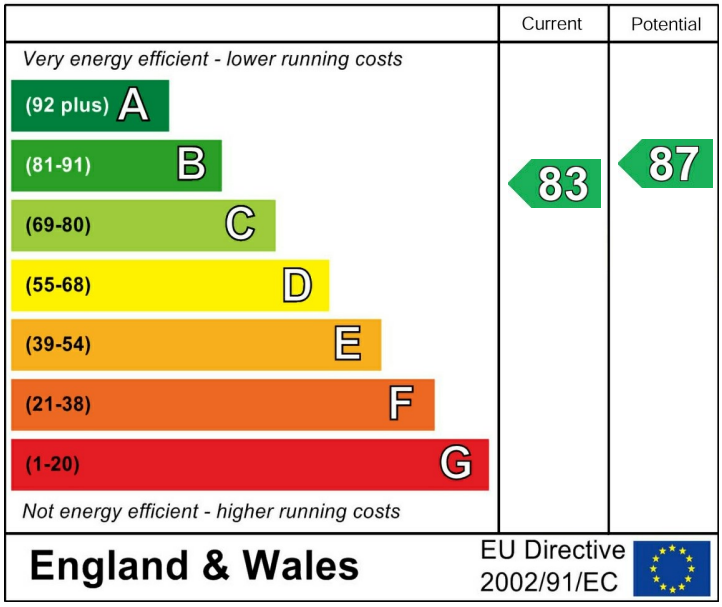
Approximate total area(1)
364 ft²
33.8 m²

(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.

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

