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Matthew  
**Limb**  
MOVING HOME



*Elder Cottage, Main Street, Ellerker, East Yorkshire, HU15 2DH*

- 📍 Beautiful Det. Cottage
- 📍 Stunning Character
- 📍 Three Reception Areas
- 📍 4 Beds/3 baths

- 📍 Superb Living Kitchen
- 📍 Beautiful Gardens
- 📍 Sought After Village
- 📍 EPC = E

**£675,000**



## INTRODUCTION

Bursting with character and great appeal is this truly unique detached property which stands close to the centre of the beautiful conservation village of Ellerker. Elder Cottage is a very special home indeed which has in recent times been remodelled, extended and skilfully created by true craftsmen. If you are looking for a home of individuality and great character then this surely could be the one.

The property stands in delightful grounds and can be entered through either pair of automated gates, with intercom/video entry system, providing access to parking and the garage. The rear gardens enjoy a westerly aspect and have been cleverly landscaped to include patio areas, a veranda, shaped lawns and an array of borders. There is also an allotment area to one corner of the grounds. A useful outbuilding is ideal for storage or as a work shop and has a small balcony patio which provides views across countryside.

The accommodation has an abundance of character, clearly evident upon entering the reception hallway with its beams and grand fireplace housing a log burner. There is a sumptuous sitting room, lovely sun room, again with a stove, and the heart of the house is the dining kitchen complete with Aga (conventional oven also fitted). There is also a separate study and downstairs cloaks/W.C. At first floor are four bedrooms, two being en-suite. The fourth bedroom is currently being utilised as a dressing room to the master although the owners are prepared to reinstate into a separate bedroom before completion should a purchaser so wish.

In all a wonderful home in a highly desirable village - early viewing is strongly recommended.

## LOCATION

The property stands in the beautiful conservation village of Ellerker which lies approximately 14 miles to the west of Hull and is regarded as one of the area's most unspoilt villages being clustered around the green and running beck and with a restaurant/pub. The village is conveniently placed for travelling with immediate access available to the A63 leading into Hull city centre to the east and the M62 motorway network to the west with Leeds and York approximately 45 minutes driving distance away. The historic market town of Beverley lies nearby and the village of Brough, approximately 5 minutes driving time away, has an excellent range of shops and amenities plus its own mainline railway station providing a direct service to London Kings Cross. Ellerker lies at the foot of the Yorkshire wolds and is ideally placed for those with an interest in country pursuits, the area also affords a range of recreational facilities including the nearby Brough golf course.



## ACCOMMODATION

Double oak doors open to:

### ENTRANCE VESTEBULE

With internal door to:

### ENTRANCE RECEPTION

34'0" x 13'9" approx (10.36m x 4.19m approx)

A simply stunning space with a feature brick chimney breast housing a log stove. A turning staircase leads to the first floor and there are attractive cross beams and support pillar. An Italian tiled floor runs through this space and double doors lead out to the rear terrace. There is also a bespoke fitted drinks/store cabinet.



### ALTERNATIVE VIEW



### ALTERNATIVE VIEW





### *CLOAKS/W.C*

With period style high flush W.C and wash hand basin.

### *SITTING ROOM*

16'0" x 14'5" approx (4.88m x 4.39m approx)

A sumptuous room with bay window to the front elevation and feature sliding stained glass inset doors leading through to the sitting room. The brick fireplace has a timber lintel and houses a log burner. There are beams to the ceiling and wall mounted TV point.



### *SUN ROOM*

21'4" x 13'8" approx (6.50m x 4.17m approx)

A fabulous room with vaulted ceiling having a series of roof lights. There is wood flooring and a feature herringbone detailed wall. To one corner is an angled fireplace housing a stove. There is a wall mounted T.V point and views across the rear garden are afforded.





### *DINING KITCHEN*

28'0" x 14'6" approx (8.53m x 4.42m approx)

The heart of the house with window to the front and double doors leading out to the veranda and garden beyond. The bespoke hand-made kitchen and matching island have granite work surfaces and back stands. There is a twin oven Aga with hotplates which is complemented by a conventional oven plus hob with extractor hood over. There is also an integrated dishwasher and fridge, ceramic sink and drainer. Cross beams and Italian tiled floor.



### *ALTERNATIVE VIEW*



### *ALTERNATIVE VIEW*



### ALTERNATIVE VIEW



### STUDY

10'4" x 9'0" approx (3.15m x 2.74m approx)

With windows to rear and side, cupboard to corner housing plumbing for an automatic washing machine and flue installed for a dryer, tiled flooring.

### FIRST FLOOR

### LANDING

A particularly spacious landing.





### *BEDROOM 1*

16'1" x 13'0" approx (4.90m x 3.96m approx)  
Windows to front and side elevations.



### *EN-SUITE SHOWER ROOM*

With suite comprising low level W.C, bidet, wash hand basin and shower enclosure, tiled surround and floor.



### *BEDROOM 4*

12'6" x 9'10" approx (3.81m x 3.00m approx)  
Adjacent to the master bedroom and currently used as a dressing room. Window to front elevation.

## *BEDROOM 2*

16'0" x 14'4" approx (4.88m x 4.37m approx)  
Windows to both front and rear elevations.



## *EN-SUITE SHOWER ROOM*

With low level W.C, wash hand basin and shower cubicle. Tiling to the floor.

## *BEDROOM 3*

14'9" x 8'10" approx (4.50m x 2.69m approx)  
Window to front elevation, built in wardrobe.

## *BATHROOM*

With suite comprising low level W.C, wash hand basin, bath with mixer tap/shower attachment, tiling to the floor.





## OUTSIDE

The property has two gated entrances, both automated, on brick pillars. A block set driveway provides parking and access to the garage. The rear gardens are an absolute delight and enjoy a westerly aspect. A veranda extends to the rear of the kitchen and leads out to a patio area which overlooks the shaped lawns and array of colourful borders. A path meanders around the garden and there is a further patio area complete with pizza oven. To one corner, the garden has been set up as an allotment ideal for growing veg and fruit. There is also a greenhouse, shed and log store. To one side of the garden lies an outbuilding which is currently utilised by the owners as a work shop with further storage in the loft space and beneath a raised balcony area which itself provides views across adjacent fields.



## SIDE GARDEN





*ALLOTMENT*



*REAR VIEW OF THE PROPERTY*



*BALCONY*





### *CENTRAL HEATING*

Oil fired heating to radiators.

### *DOUBLE GLAZING*

Double glazing with wooden frames.

### *TENURE*

Freehold

### *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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.

### STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band

£0 - £125,000 0%

£125,001 - £250,000 2%

£250,001 - £925,000 5%

£925,001 - £1,500,000 10%

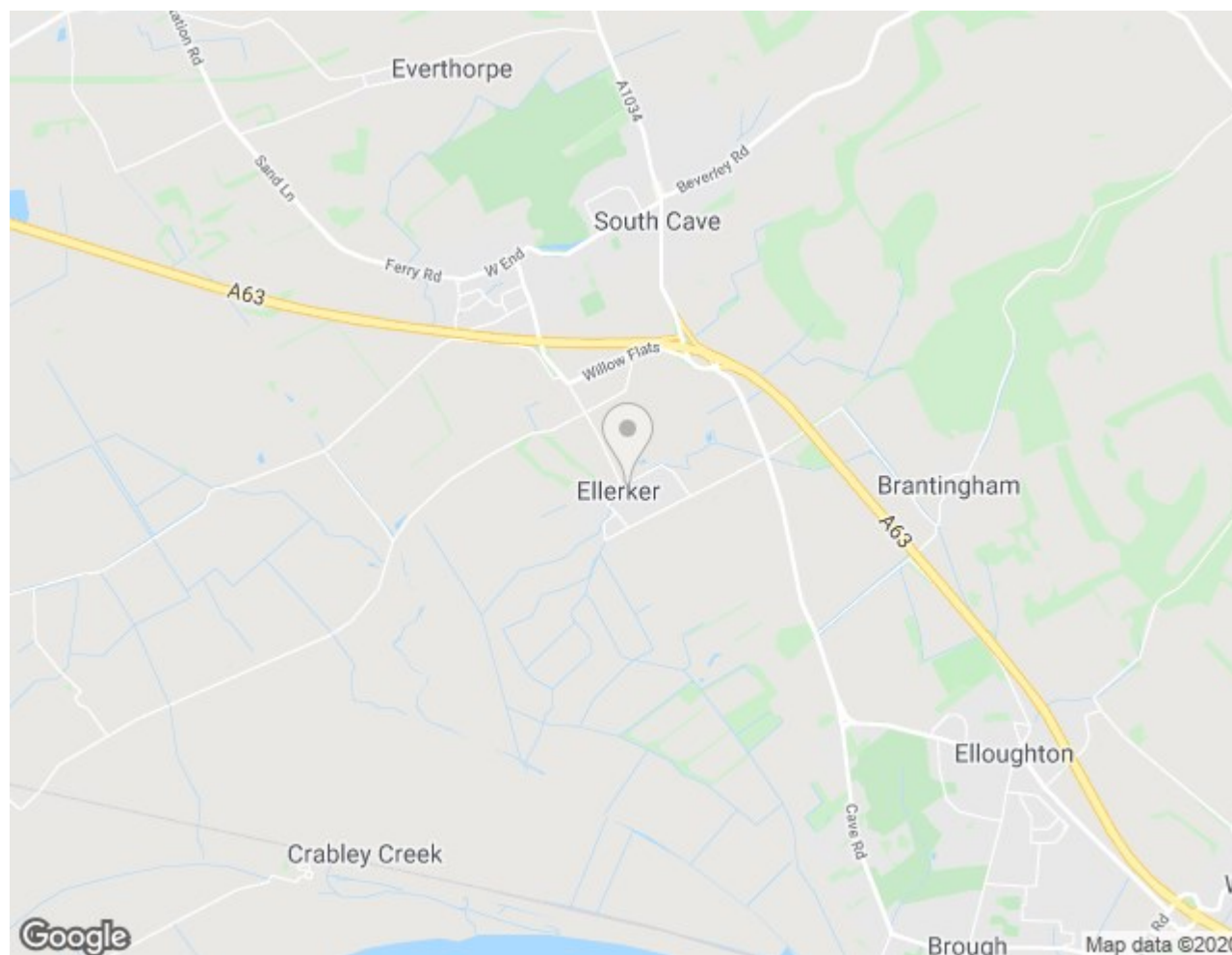
£1,500,001 and over 12%

Should you have any queries please contact our office for clarification.

### VIEWING APPOINTMENT

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

SELLERS NAME(S) .....








Total area: approx. 261.4 sq. metres (2814.0 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>49</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>		<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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	