



High Trees, Godmans Lane, Kirk Ella, East Yorkshire, HU10 7NX



OFFERING ONE OF THE BEST LIFESTYLES SEEN BY THE AGENT IN MANY YEARS IN ONE OF THE MOST DESIRABLE LOCATIONS IN THE REGION OPPOSITE THE GOLF COURSE



No expense has been spared in creating the lifestyle this property offers, like new throughout, having been the subject of an extensive refurbishment and extension programme. Providing accommodation extending to approximately 4500 sq ft with five bedrooms, six bathrooms, five/six reception rooms. Featuring a superb open plan dining/living/kitchen with two sets of bi-fold doors to the south facing garden. Take a look at the photographs and floorplan to fully appreciate the quality and style on offer. Standing in approximately 0.6 of an acre, opportunities like this are extremely rare on the open market today, offering a ready made lifestyle.

## Location

The exclusive village of Kirkella lies approximately seven miles to the south of the Historic town of Beverley, Good local shopping and sporting facilities are to be found in the centre of Kirkella and in nearby Willerby and Anlaby with private and comprehensive schooling within a short driving distance. The Waitrose and Sainsbury Superstores lie within a few minutes driving time and the centre of Hull can be reached within fifteen minutes by car. First class road connections are available as the Humber Bridge northern approach road is situated to the west of the village allowing a convenient link into the A63 dual carriageway/M62 motorway and Humber Bridge.

## Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

## Open Porch

To ...

## Entrance Reception

With staircase to the first floor and built-in cloaks cupboard. Karndean flooring extending to most of the ground floor with underfloor heating.

## Drawing Room

With double French doors to the south facing garden. Feature contemporary limestone fireplace with remote control gas fire.

## Dining Room

With double French doors to the south facing garden. Period style fireplace with woodburning stove. Open plan to the ...





### **Living/Kitchen**

Which extends to three separate sections taking full advantage of the south facing aspect with bi-fold doors to the raised terrace and decking. The kitchen area has a comprehensive range of bespoke cabinets with complementing silestone marble worktops with large centre island unit with breakfast bar, twin Belfast sink, two integrated dishwashers, two ovens, five ring hob, larder refrigerator plus fridge/freezer and wine refrigerator. Open to the ...

### **Family Area**

With wood burner and bi-fold doors.

### **Sitting Area**

With large walk-in store/pantry.

### **Day Room**

With double integrated sliding doors to the kitchen.

### **Gymnasium**

### **Study**

Incorporating a fitted desk with two stations.

### **Utility Room**

Fitted in a style to match the kitchen.

### **Ground Floor Shower Room**

Featuring a stylish suite with walk-in shower, vessel wash hand basin and low level w.c.

### **First Floor**

### **Landing**

With large built-in linen cupboard.

### **Master Bedroom**



### **Large Dressing Area**

Including a range of fitted wardrobes and cupboards.

### **En-suite Bathroom**

This stylish bathroom includes a large circular double bath, twin vessel wash hand basins, walk-in shower, low level w.c. plus heated towel rail and underfloor heating.

### **Bedroom 2**

Open plan to the ...

### **Dressing Room**

With fitted wardrobes.

### **En-suite Bathroom**

Includes walk-in shower, Whirlpool bath, twin vanity wash hand basins and low level w.c. plus heated towel rail and underfloor heating.

### **Bedroom 3**

### **En-suite Shower Room**

Includes walk-in shower, vanity wash hand basin and low level w.c. plus heated towel rail and underfloor heating.

### **Bedroom 4**

### **Bedroom 5**

### **En-suite Shower Room**

Includes walk-in shower, vanity wash hand basin and low level w.c. plus heated towel rail and underfloor heating.

### **First Floor Study Area**

### **Family Bathroom**

Includes a freestanding bath, vessel wash hand basin and low level w.c. plus heated towel rail.

### **Outside**

The property stands particularly well overlooking Hull Golf Course. A wide entrance opens out into a spacious parking forecourt for multiple vehicles leading to a substantial integral double garage measuring 22'8" x 18'0" max with electrically operated up-and-over door. The rear garden enjoys a south facing aspect. A full width raised terrace and decking provide an excellent outdoor entertaining area with water feature and ornamental pond with cascade. The remainder of the garden is lawned with a number of mature trees and wooded children's play area.

### **Services**

Mains gas, water, electricity and drainage are connected to the property.

### **Central Heating**

The property has the benefit of a comprehensive gas fired central heating system with underfloor manifold system to the ground floor with independent room stats and radiators to the first floor.

### **Double Glazing**

The property has the benefit of UPVC double glazed windows.

### **Security**

An intruder alarm system has been installed.



## Sound System

The property benefits from an integrated sound system.

## Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*

## Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

## Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Viewings

Strictly by appointment with the sole agents.

## Mortgages

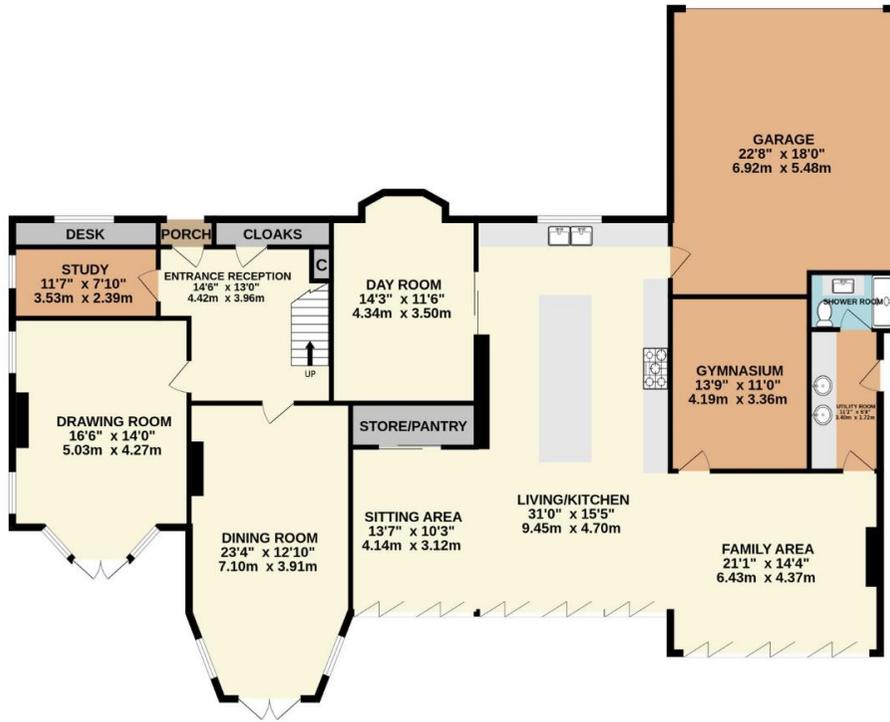
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## Valuation/Market Appraisal

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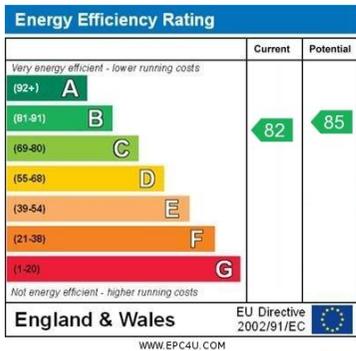
## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

