



The Cedars, Hull Road, Aldbrough, HU11 4QR

## ONE OF THE FINEST EDWARDIAN HOUSES IN HOLDERNESS



The Cedars is situated on over 1.5 acres, offering privacy and modern living in a classic period property

## The Cedars

This elegant home features four reception rooms, a modern kitchen, and four spacious bedrooms plus single bedroom with stunning countryside views. The grounds include a substantial multi-purpose outbuilding. Located on the edge of Aldbrough village, The Cedars is just 12 miles from Kingston Upon Hull and close to the east coast.

## Agent's Perspective

Welcome to The Cedars, an exceptional Edwardian residence that seamlessly blends period charm with modern amenities.

As you approach via the long tree-lined drive, you'll immediately appreciate the sense of privacy and the beauty of the mature grounds, covering over 1.5 acres. This is a home where history meets contemporary comfort.

Step inside, and you're greeted by spacious reception rooms that cater to various needs. The drawing room and sitting room are perfect for relaxing or entertaining, while the dining room offers a formal space for family meals. The living room provides a cosy area for everyday use, and the office is ideal for those working from home.





The modern, fully equipped kitchen is a chef's dream, complemented by a large utility room and a handy boot room for outdoor gear. A convenient downstairs W.C. completes the ground floor.

Upstairs, The Cedars offers four generous double bedrooms and a single bedroom, perfect for a family. The master bedroom features an en-suite bathroom, providing a private retreat. The large five-piece family bathroom caters to the rest of the household. Each bedroom enjoys picturesque views of the open countryside, enhancing the sense of tranquillity and space.

The grounds are a highlight of this property. The mature gardens provide a wonderful outdoor space for relaxation and play. A substantial brick-built outbuilding offers versatile use, whether you need extra storage, a workshop, or a hobby space.



Aldbrough is a charming village, close to the east coast and just a short drive from the coastal town of Hornsea. Kingston Upon Hull, East Yorkshire's principal city, is approximately 12 miles away, offering excellent amenities and transport links. The Cedars is not just a house; it's a lifestyle. With its perfect blend of historic elegance and modern convenience, this property offers a unique opportunity to enjoy the best of both worlds.

## Tenure

The property is freehold.

## 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 G.\*

## 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.

## Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

## Mortgages

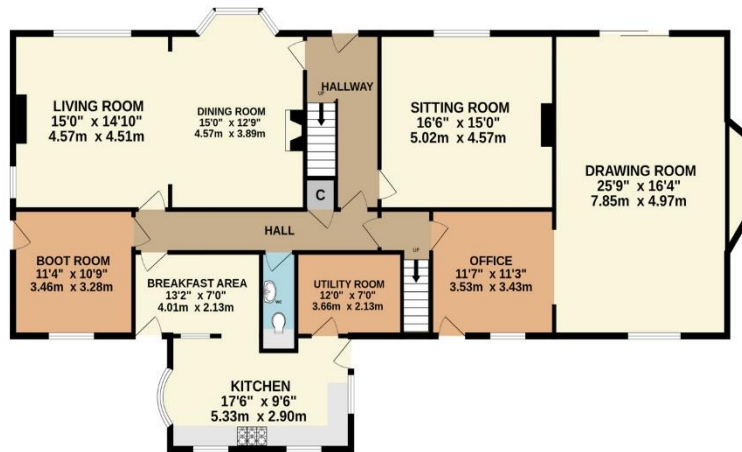
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## Valuation/Market Appraisal:

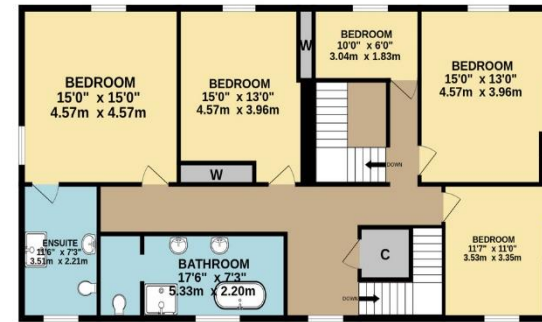
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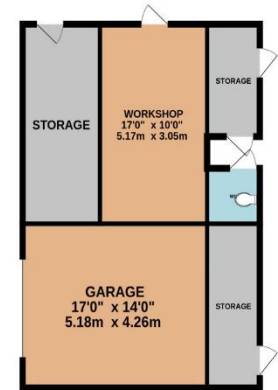
GROUND FLOOR  
1915 sq.ft. (177.9 sq.m.) approx.



1ST FLOOR  
1319 sq.ft. (122.6 sq.m.) approx.



OUTBUILDINGS  
678 sq.ft. (63.0 sq.m.) approx.



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TOTAL FLOOR AREA : 3913 sq.ft. (363.5 sq.m.) approx.

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)

