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The Willows Church Street, North Cave, Brough, HU15 2LJ

£695,000





# The Willows Church Street

Brough, HU15 2LJ

- GATED FAMILY HOME
- UP TO 4 RECEPTION ROOMS
- GATED DRIVEWAY
- CENTRAL NORTH CAVE SETTING
- 1 ACRE PLOT WITH COMPLETE PRIVACY THROUGHOUT
- 4 DOUBLE BEDROOMS
- DETACHED GARAGE BLOCK AND GARDEN ROOM
- NO ONWARD CHAIN

EXTENDED, PRIVATE AND GATED FAMILY RESIDENCE IN AN ACRE PLOT. ESSENTIAL VIEWING FOR ALL APPLICANTS WHO PLACE SECLUSION HIGH ON THE AGENDA.

Discreetly positioned in the heart of North Cave village and offered for sale is this executive detached family home. Occupying a peaceful and sizeable plot with a gated entrance drive and double garaging with seclusion to all perimeter boundaries.

Having undergone a continued programme of improvement over recent years offering a traditional exterior combined with well specified internal finish, the property for sale remains suitable for a range of purchasers with the benefit of four reception rooms to the ground floor level. Homes of this type and character are rarely presented to the market within this immediate setting with internal inspection advised to acknowledge the size of living space on offer and plot position.

The spacious arrangement of living space to the ground floor comprises; Reception Hallway, Lounge, Formal Dining Space, Snug/Sitting Room, Sunroom Extension, Open plan Kitchen, taking full advantage of garden views and Cloakroom W.C. To the first floor a central landing gives access to a Master Bedroom with En-Suite Shower Room and Three further Bedrooms and a House Bathroom.

Generous and gated parking with mature gardens with further garden Room extending from the rear of the Detached Garage also.

Ideally suited for purchasers looking for a private and established plot setting with the benefit of a versatile living space throughout with a range of modern features yet retaining elements of traditional and individual appeal.



£695,000



<b>ENTRANCE HALLWAY</b> Accessed via fully glazed double entrance doors providing a light entrance to this family home with staircase approach to first floor level with ornamental balustrade and spindles. Understairs storage recess, access to ground floor reception spaces and inner hallway.	17'9" x 6'1" (5.42 x 1.86)
<b>INNER HALLWAY</b> With storage cupboard, side glazed doorway providing alternative entrance to the property and access to...	11'4" x 4'0" (3.47 x 1.23)
<b>CLOAKROOM/ WC</b> With pedestal basin, border mosaic tiling and full tiling to floor and wall coverings. Double glazed window and low flush WC.	
<b>RECEPTION LOUNGE</b> With large bay window to the front outlook with double glazed window, oak flooring and generous room proportions throughout with a central focal point provided via log burning stove with brick hearth detailing and mantle. With double glazed internal doors into...	12'11" x 21'7" (3.95 x 6.60)
<b>DINING ROOM</b> With oak flooring continuing throughout and access provided through to sun room extension and door leading through to kitchen. Used by the current vendor as a formal dining space but has potential to be used as a versatile and flexible second reception room also.	13'3" x 11'3" (4.05 x 3.45)
<b>SITTING ROOM/ SNUG</b> Used as an informal snug reception space and has potential to be used as a family playroom with oak flooring, walk-in bay window to the front facing outlook and double glazed window to side elevation also.	11'1" x 13'5" (3.40 x 4.10)
<b>OPEN PLAN DINING KITCHEN</b> Serving as the heart of the family home with a range of immaculately appointed Shaker style cabinetry with mounted granite work surfaces and upstands and splashbacks over. Recess sink unit with feature mixer tap, full cupboards to two wall lengths being open plan to the main body of the kitchen with full facing garden aspect via bi-folding doors, oak flooring, space for freestanding appliances, a Falcon oversized range in cream finish with complementary over sized extractor hood. Inset spotlights to ceiling and access provided to sun room, dining room and entrance hallway also.	20'2" x 13'11" (6.15 x 4.26)
<b>SUN ROOM</b> As an extension to the property with oak flooring with pitch style Victorian roof, full garden outlook and double doors leading to the external patio terrace.	18'7" x 9'10" (5.67 x 3.0)
<b>FIRST FLOOR LANDING</b> A central landing leading to four bedrooms and house bathroom with cupboard housing water tank and separate storage cupboard also.	11'4" x 10'6" (3.46 x 3.21)
<b>MASTER BEDROOM</b> With two double glazed windows to the front outlook, large fitted wardrobe with shelving leading to ...	16'9" x 12'7" (5.13 x 3.85)
<b>ENSUITE SHOWER ROOM</b> Well specified throughout with white sanitaryware including a jacuzzi style bath with multi jet points, contemporary style basin, low flush WC, walk in shower cubicle with mains fed shower head and console, heated towel rail, tiling throughout with border inlay and spotlights to ceiling.	7'10" x 9'0" (2.41 x 2.75)
<b>BEDROOM TWO</b> With uPVC double glazed window to the rear and fitted cupboard.	11'10" x 10'10" (3.63 x 3.32)



#### **BEDROOM THREE**

With double glazed window to the rear and fitted cupboards to wall length.

14'11" x 12'11" (4.56 x 3.94)

#### **BEDROOM FOUR**

With double glazed windows, cupboard and boasting generous proportions of an excellent size for a fourth bedroom.

11'3" x 12'11" (3.43 x 3.94)

#### **HOUSE BATHROOM**

Traditionally styled with low flush WC, pedestal basin, panel bath with mosaic border detailing and tiling to splashbacks.

7'10" x 6'6" (2.40 x 2.0)

#### **EXTERNAL**

The Willows itself remains discreetly positioned being located off Church Street via a private drive in turn leading through to this executive detached family home. Electronically operated entrance doors provide access to a front facing forecourt suitable for generous parking provision with further gates leading down to an extended brick set driveway with detached double garage.

Extending beyond the garage is a further garden room.

To the immediate building footprint to the rear a sizeable brick set patio spans some considerable distance, in turn leading to a well manicured and landscaped rear garden area of some considerable size with the over all plot measuring in the region of once acre. With herbaceous planting, shrubbery and borders with mature planting and trees featuring throughout also and external tap and light points. A genuine oasis within the vert heart of North Cave Village Centre.

#### **DOUBLE GARAGE**

With up and over access door and personnel access door to side.

20'11" x 18'1" (6.38 x 5.52)

#### **GARDEN ROOM**

Currently used as a garden/ conservatory with hot tub, tiled flooring and uPVC mounted units.

18'6" x 12'0" (5.64 x 3.67)

#### **AGENTS NOTE**

To fully appreciate the expansive property on offer, viewing comes recommended by the sole selling agent Staniford Grays.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be D

#### **SERVICES :**

Mains water, gas, electricity and drainage are connected.

#### **TENURE :**

We understand the Tenure of the property to be Freehold.

#### **VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

#### **MORTGAGE CLAUSE :**

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### **PROPERTY PARTICULARS-DISCLAIMER**

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### **FEES**

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



## Floor Plans



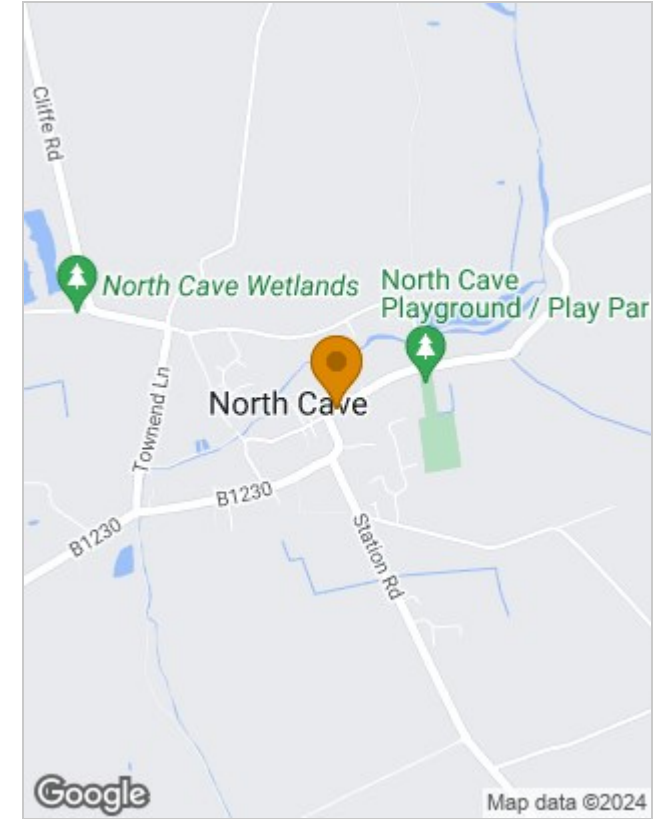
## Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

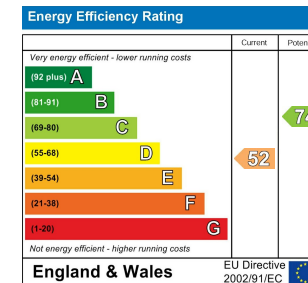
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph



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