



# Church Hill, South Cave, East Riding of Yorkshire

## Asking Price £595,000

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## KEY FEATURES

- Central South Cave Location Opposite Cave Castle
- Private 0.35 Acre Plot
- Substantial Period Outbuilding with Vehicular Access, 3-phase Electrical Supply and Potential to Develop (subject to planning permission)
- Immaculately Presented with Period Features Throughout
- Four Bedrooms (Three Doubles)
- Two En-suites & Family Bathroom
- Large Double Garage with WC
- Substantial Gravelled Driveway with Parking for Multiple Vehicles
- High Specification Home Systems
- Property of Historic Interest in Conservation Area
- EPC rating D



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## DESCRIPTION

Originally constructed in 1886 as part of the Cave Castle Estate, this outstanding stone Cottage was significantly extended in 2010 and has become a stunning period house, without losing any of its original character. The property has been meticulously upgraded and restored by its current owner, benefitting from the finest craftsmanship set alongside the latest technology in home automation systems.

The property sits handsomely within 1/3 acre, in the very heart of South Cave. Located directly opposite Cave Castle and with views across the Castle grounds, one really could not wish for a more exclusive and desirable location!

Along with the extensive accommodation comprising of four bedrooms, three bathrooms and three exquisite reception rooms, there are two vast outbuildings, one being the original stone-built wash house, built to serve as the laundry for Cave Castle.

The juxtaposition of the 19th Century stone-built Victorian Cottage alongside the technology built-within is extraordinary but compliment each other perfectly! A hard-wired Wi-Fi system and a full Meros home automation system has brought this Victorian House right into the 21st Century.

The principal suite offers a large ensuite shower room, a spacious walk-in wardrobe and dual aspect views across the private grounds where wild rabbits roam. One of the three guest bedrooms provides views across the rooftops of South Caves' West End and a Grohe walk-in rainfall shower within the ensuite bathroom. Cast iron open fireplaces and deep recessed window apertures offer charm and quirky character, in abundance!

The galleried landing leads down a kite winder staircase to a snug study with views across the sweeping front lawn, there are built-in understairs cupboards which offer practical storage. A well-proportioned laundry, W.C and cloak room all lead from the study.

The spacious kitchen diner is utterly charming and wonderfully cosy, the Farmhouse-style kitchen with wood-block style worksurfaces is set against stunning slate splash backs. There is a central island with butcher-block top and a SMEG stainless range is set within an exposed brick fireplace, opposite which is a large window with seat offering views across the rear lawn. A conveniently placed pantry sits adjacent to the fireplace and houses the gas boiler and provides ample ambient storage. There is a fabulously stylish dining area open from the kitchen, an open fireplace provides period charm and there are two large windows with views across the rear lawn.

From the dining area you move into the modern extension, a large reception hallway runs the full width of the property with double French doors flanking both elevations, leading into both the rear and the front gardens, there is a large cloakroom and double doors into the lounge.

The lounge is designed perfectly for either cosy movie nights in or for entertaining the family, there are dual-aspect windows to both the North and South elevations of the property with views across both gardens.

From the kitchen diner is the Victorian-style garden room, a stunning South-facing room in timber and glass construction. Finished in Lichen against a contrasting slate floor and sandstone walls, the room is inviting and calming.

The exterior of this property is no less inspiring and exciting than the interior! The grounds measure just over 1/3 an acre and they are flanked by mature trees, flagstone paths and box hedging separate the lawned areas. Looking back at the house you are immediately reminded of its historic importance with overlapping gables and sandstone walls.

There are two large outbuildings, as previously mentioned the oldest being the original wash house for Cave Castle. This is a substantial two storey building which could be converted into a separate dwelling, subject to planning consent, but is currently in use as a workshop and storage. The other building is a large double garage and workshop with a kitchen area, W.C and French doors out to a covered terrace with parquet flooring. There is a powered double door which leads to a vast gravelled area, offering parking spaces for multiple vehicles.

Internally and externally this is a truly exceptional home, in a truly exceptional location. This is a rare opportunity to acquire a property of this calibre and we are expecting significant interest in this sale!



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## PARTICULARS OF SALE

### Boot & Cloak Room

**2.62m x 1.71m (8'7" x 5'7")**

Entrance via French doors from the front garden, windows to the front and side elevations and central heating radiator.

### Reception Hall

**2.71m x 4.59m (8'11" x 15'1")**

Providing access to the lounge and open plan living space with French doors leading out to the rear gardens.

### Sitting Room

**3.67m x 4.68m (12'0" x 15'5")**

A stunning dual aspect lounge with feature sandstone fireplace having inset log burning stove and oak beam. Dual windows to both the front and rear elevations fill this room with natural daylight, there is column radiator.

### Open Plan Living & Kitchen Area

**9.11m x 3.74m (29'11" x 12'4")**

A fabulous open plan living dining kitchen, perfect for a family retreat and for entertaining friends. Boasting a lounge area with feature fireplace with open fire, a dining area with period built-in cabinet. The kitchen area offers Farmhouse-style wall and base units and a freestanding island. Dual windows to the rear elevation, one with a fabulous window seat and a door to the rear elevation, leading to the Orangery. There is a Ceramic tiled floor and central heating radiator. Fitted with a range of traditional wall and base units in white, having wooden style worktops and decorative splashbacks. Ceramic sink and drainer with blank single lever pull out tap, integrated dishwasher, space for a free-standing free freezer and free-standing oven and hob with extractor above.

### Orangery

**5.02m x 1.58m (16'6" x 5'2")**

Constructed on a dwarf stone wall topped with a slate shelf, traditional timber construction with double glazed windows and French doors to the side elevation, leading to the garden.

### Study

**2.7m x 2.54m (8'11" x 8'4")**

With fitted understairs storage, half height panelling, three windows offering views to the front and side gardens and central heating radiator.

### Utility / WC

**1.61m x 1.52m (5'4" x 5'0")**

With fitted work surfaces and undercounter space for laundry appliances. A vanity unit houses a semi recessed wash basin, close-coupled W.C. Ceramic tiled floor, half height wall tiling and a window and heated towel rail finish the room, there is to the front elevation.

### Galleried Landing

**1.78m x 2.56m (5'10" x 8'5")**

With a nook area suitable for a music or study area.

### Principal Bedroom

**4.6m x 2.73m (15'1" x 9'0")**

A fabulous suite with a spacious walk-in wardrobe, ensuite shower room, dual aspect windows to the rear elevation and a central heating radiator.

### Ensuite

**2.02m x 1.8m (6'7" x 5'11")**

Fitted with a three-piece suite comprising shower cubicle, low flush WC and vanity unit with semi recessed basin. uPVC window to the side elevation and central heating radiator.

### Bedroom Two

**2.85m x 3.63m (9'5" x 11'11")**

One of three fabulous guest bedrooms, with a feature cast iron fireplace, window to the rear elevation with views across West End and a central heating radiator.

### Ensuite

With large walk-in shower, high-specification Grohe shower control console and rainfall shower, illuminated vanity mirror and column radiator.

### Bedroom Three

**3.37m x 3.68m (11'1" x 12'1")**

With a feature cast iron fireplace, window to the rear elevation across the fabulous grounds and central heating radiator. This is a very generous, South-facing double bedroom.

### Bathroom

**2.56m x 2m (8'5" x 6'7")**

Offering a four-piece suite, comprising of a bath with handheld shower, walk-in shower cubicle with thermostatic shower mixer and glass panel, a close-coupled W.C and a pedestal wash basin with vanity cupboard above. Travertine tiled walls with mosaic inserts, a window to the rear elevation, a central heating radiator and Loft hatch, with ladder.

### W.C.

**1.82m x 1.03m (6'0" x 3'5")**

Half timber panelled walls, a fitted vanity unit with shelving, housing a semi countertop basin, close-coupled W.C. and central heating radiator.

### Bedroom Four

**1.8m x 3.76m (5'11" x 12'4")**

A charming single bedroom with a window to the rear elevation and central heating radiator.

### Front Garden

The property stands in a secluded position behind mature trees and hedging. There is a pedestrian gate from Church Hill, with a meandering path leading you to the front of the property. There is a substantial lawned garden to the front with mature borders and a Sycamore tree.

### Gravelled Driveway

Vehicular access to the property is via Thornham Close, through a five-bar gate. The substantial gravelled driveway provides parking for 14 vehicles and access to the double garage and wooden car port.

### Double Garage

**5.98m x 5.94m (19'7" x 19'6")**

With electric roller garage door, French doors and side lights opening onto the terrace area which is covered by a wooden pergola. A W.C. and fitted kitchen units with a stainless-steel sink and drainer. Power, lighting, Wi-Fi network and BOSE sound system.

### Rear Garden

Enjoying a South-Westerly facing position, the rear garden is private and spacious, with gated access to the driveway either side of the garage. The rear garden comprises a lawned area immediately to the rear of the Orangery, a walled patio area, seating terrace adjoining the garage and a children's climbing frame area with bark chippings. The remainder of the garden is laid to lawn with inset paths leading to the garage and wash house. The garden boasts an array of fruit trees and a mature border to the rear elevation.

### Wash House

**7.11m x 7.42m (23'4" x 24'4")**

Historically, the wash house to Cave Castle, this substantial building offers two-storey storage or the potential to convert for other uses subject to the necessary consents. Fitted with a range of units having stainless steel sink and drainer, a retractable ladder for accessing the mezzanine level, power, lighting and a log burning stove.

## TENURE

The tenure of this property is Freehold.

## LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy or renew an existing tenancy agreement.

## AGENTS NOTE

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## A&C Homes Limited T/A Lovelle Estate Agency



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## FLOOR PLANS



