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Matthew
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MOVING HOME



Addiscombe House, 23 Main Street, Elloughton, East Yorkshire, HU15 1JN

- 📍 Lovely Period Property
- 📍 Beautifully Appointed
- 📍 Wealth of Period Features
- 📍 Council Tax Band G
- 📍 Upto 6 Bedrooms
- 📍 Garage Plus Room Above
- 📍 Must Be Viewed!
- 📍 Freehold/EPC = E

Offers Invited £850,000

INTRODUCTION

OFFERS INVITED BETWEEN £850,000 & £875,000 Addiscombe House is an outstanding yorkstone period residence standing prominently on Main Street within Elloughton village's attractive conservation area. Substantial accommodation includes up to 6 bedrooms across 3 floors plus there is a very sizable cellar which provides further potential. The property stands in a plot of approximately 0.3 acre with an automated gated entrance to the driveway and large double garage with room/gym above. The rear garden enjoys a westerly aspect. A host of improvements have been made over recent years, including the contemporary twist of an open plan kitchen into a vaulted day room which overlooks the garden. The property has a wealth of character and retains many beautiful period features including fine cornicing, ceiling roses, deep architraves and high ceilings. Viewing is an absolute must to appreciate the sumptuous appeal of this fabulous home. The accommodation is depicted on the attached floorplan and briefly comprises an impressive hallway, three grand reception rooms plus a stunning kitchen which is open plan in style through to the vaulted day room. There is also a cloak/W.C., and a staircase leading down to the cellar rooms. At first floor are three large double bedrooms, two being ensuite, a superb house bathroom and a store room/office. Upon the upper floor, lie three further bedrooms including a suite which is approx. 29 feet long having a 'walk in wardrobe' and ensuite situated off. As previously noted, the sizable cellar has much potential, currently organised into a number of useful storerooms and utility. Outside there is an attractive ornamental garden to the front, bounded by a stone wall and wrought iron railing. A resin driveway leads through automated solid gates to the parking courtyard and large double garage which has an internal staircase leading above to a space ideal as a gym/office. Directly to the rear of the house extends a flag paved patio with lawn beyond, enjoying a sunny west facing aspect.



LOCATION

The property occupies a prominent position within the Elloughton conservation area which comprises many homes of distinction and character. This highly regarded position is ideally placed for access to the amenities of either Elloughton or Brough. The village is extremely desirable being situated on the edge of the Yorkshire Wolds, with its centre clustered around the small attractive village church. Elloughton has a well reputed primary school and lies within the catchment area for South Hunsley School. The nearby A63 provides convenient access to Hull City centre to the east or the national motorway network to the west. The neighbouring village of Brough is a growing community and provides a good range of local shops including variety of supermarkets. Other amenities include Brough Golf Course, Ionions rugby club and sport centre, Welton Waters activity centre and walking can be enjoyed along the Wolds Way. The area is also ideal for the cyclist or nature lover. A mainline railway station is to be found in Brough which has a regular service to Hull and London Kings Cross.

ACCOMMODATION

Stone steps lead up to a residential entrance door which opens to

ENTRANCE VESTIBULE

Internal door to

CENTRAL T-SHAPED ENTRANCE HALL

An impressive hallway with tiling to the floor, moulded coving to the ceiling and a stunning return staircase leading up to the first floor with polished hand rail. There is an external access door leading out to the rear garden. A door at the back of the staircase provides access down a set of stairs to the cellar rooms and utility.



CLOAKS/W.C.

With high flush W.C. and wash hand basin, tiling to the floor.

DRAWING ROOM

19'7" x 16'0" approx (5.97m x 4.88m approx)

Plus bay window with working shutters. Beautiful moulded coving and ceiling rose. The focal point of the room is a feature fire surround with tiled hearth and back plate housing an open cast grate.



SITTING ROOM

18'2" x 15'0" approx (5.54m x 4.57m approx)
Plus deep bay window to rear elevation. The focal point of the room is a feature fire surround with cast fire place housing a living flame gas fire.



DINING ROOM

16'0" x 13'0" approx (4.88m x 3.96m approx)
A striking floor to ceiling sash window to front elevation. Beautiful moulded coving, feature fire surround.

KITCHEN AREA

15'0" x 14'0" approx (4.57m x 4.27m approx)
The kitchen features a range of bespoke wood units and matching island, all with granite work surfaces. There is a Belfast style sink with mixer tap and Zip tap, proving boiling or chilled water. There is an additional undercounter sink with mixer tap to the island, stunning AGA, conventional oven, microwave, 4 ring hob with filter hood above. Tiling to the floor. Windows to side elevation. A wide opening leads through to



DAY ROOM

20'10" x 13'4" approx (6.35m x 4.06m approx)

An attractive room with vaulted ceiling, feature yorkstone wall, tiling to the floors, views and double doors leading out to the rear.



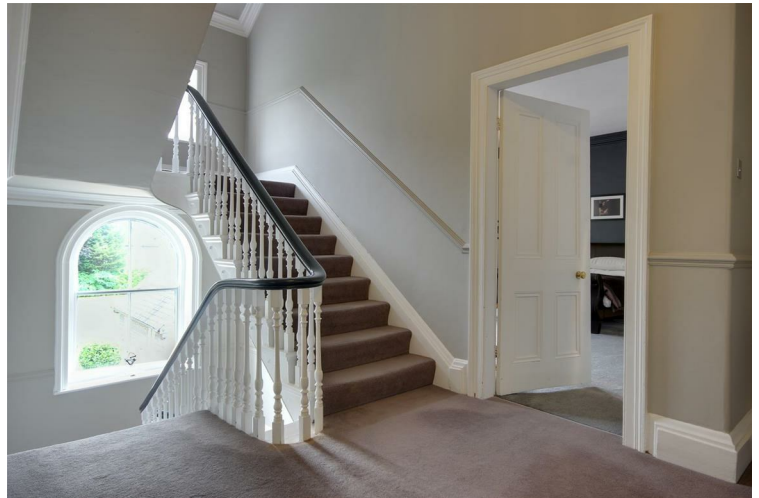
LOWER FLOOR - CELLAR ROOMS

The cellar is currently divided into three rooms, including utility, plus additional storage areas, as depicted on the attached floor plan.

FIRST FLOOR

LANDING

A central landing with an attractive shaped window providing a view of the rear garden



BEDROOM 1

18'2" x 15'0" approx (5.54m x 4.57m approx)
Plus deep bay window to the rear elevation.



ENSUITE SHOWER ROOM

With low level W.C. pedestal wash hand basin, shower area with glazed partition, geometric tiled flooring and heated towel rail.



BEDROOM 2

16'8" x 16'1" approx (5.08m x 4.90m approx)
With two windows to the front elevation. A far reaching view is afforded towards Welton Dale.



ENSUITE SHOWER ROOM

With low level W.C., wash hand basin, shower area. Tiled surround and heated towel rail.



BEDROOM 3

16'1" x 16'0" approx (4.90m x 4.88m approx)
With two windows to the front elevation. Cupboard to alcove.



STORE ROOM

10'1" x 5'7" approx (3.07m x 1.70m approx)
Window to side.

HOUSE BATHROOM

15'1" x 14'0" approx (4.60m x 4.27m approx)

A luxurious bathroom which features a low level W.C., large shower cubicle, large bath with mixer tap/ shower attachment and mirror to side wall, twin wash hand basins in cabinet. Tiling to the wall, window to rear.



SECOND FLOOR

LANDING

With store cupboard off.

BEDROOM 4

28'8" x 12'3" approx (8.74m x 3.73m approx)

There are fitted wardrobes running to one wall. Two windows look to the front and provide amazing views towards Welton Dale. An archway leads through to a 'walk in wardrobe' area. ample space for sitting, dressing area.



VIEWS



WALK IN WARDROBE/DRESSING AREA

ENSUITE SHOWER ROOM

With suite comprising low level W.C., designer wash hand basin on plinth, shower area, tiling to the walls and floor.



BEDROOM 5

15'6" x 11'0" approx (4.72m x 3.35m approx)

Window to rear. With fitted wardrobes running toward one wall. An opening gives access to a 'walk in wardrobe'

BEDROOM 6

10'7" x 10'3" approx (3.23m x 3.12m approx)

Window to rear elevation.

OUTSIDE

Outside there is an attractive ornamental garden to the front, bounded by a stone wall and wrought iron railing. A resin driveway leads through automated solid gates to the parking courtyard and large double garage with automatic doors which has an external staircase leading above to a space ideal as a Gym/office. Directly to the rear of the house extends a flag paved patio with lawn beyond, enjoying a sunny west facing aspect. Further storage area of matching stone, wood shed.



REAR VIEW



GARAGE

The garage has two automated up and over entry doors and internally measures approximately 20'5" x 20'2". There is an external staircase to the rear which leads upto the room over the garage which measure approximately 23'0" x 13'0" and would be ideal as an office or gym.



TENURE

Freehold

COUNCIL TAX BAND

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

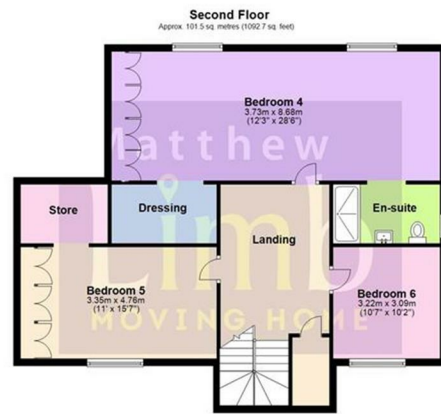
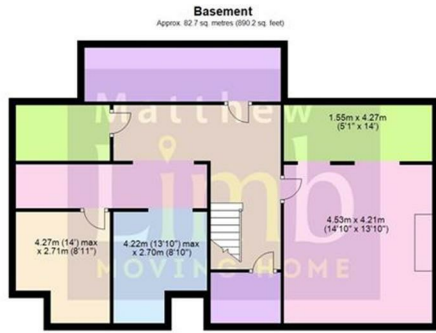
PHOTOGRAPH DISCLAIMER

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.





Total area: approx. 471.5 sq. metres (5075.5 sq. feet)

