

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



"Springfield", 5 Hull Road, Cottingham, East Yorkshire, HU16 4PA

- 📍 Grade II Listed Georgian Property
- 📍 Many Period Features
- 📍 Over 4,300sqft/0.56 Acre Plot
- 📍 Council Tax Band = H
- 📍 6 Bedrooms
- 📍 Potential for Annexe
- 📍 No Onward Chain!
- 📍 Freehold/EPC = C

Offers Around £899,950

INTRODUCTION

Springfield is a fine Grade II listed Georgian residence which provides an extensive and flexible range of accommodation extending to over 4,300sqft. Offered with no onward chain, the layout incorporates 6 bedrooms which include an area ideal as guest accommodation or offers an option for multi-generational living. Occupying a plot of around 0.56 acre, the property has two gated entrances, excellent parking and an inner parking courtyard, two garages and a delightful rear garden. Full of character, high ceilings and period features, the accommodation is arranged over two floors as depicted on the attached floor plan and includes a fabulous entrance hallway with sweeping staircase, stunning reception rooms, a billiard room, 2 x study/offices, attractive kitchen, breakfast room and ancillary rooms. There are 4 bedrooms plus library situated off the beautiful landing with the main bedroom incorporating both an en-suite and fitted dressing room. A further two bedrooms and shower room are accessed via a secondary staircase and would be ideal as guest accommodation. The gardens are an absolute delight having been thoughtfully cultivated over the years to provide many areas of interest with lawn, well stocked borders, vegetable garden, wildlife pond and a paved patio to the rear with pergola over, ideal for relaxing or entertaining. There is also a run of former stables which is ideal for storage.

A truly unique property situated in a convenient and established location.

LOCATION

The property occupies a prominent position having a wide frontage to Hull Road, close to its junction with Thwaite Street. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities in addition a number of public schools are also available nearby such as Tranby and Hymers College. Cottingham is home to numerous properties of distinction and there are many attractive street scenes. The village is ideally placed for access towards Hull city centre, the historic market town of Beverley or in a westerly direction to the iconic Humber Bridge. Cottingham also has its own mainline railway station with direct access to London Kings Cross. Schooling for all ages is available being both state and private.

ACCOMMODATION

Upon arriving at the property Tuscan columns with a pediment above frame the residential entrance door which opens to:

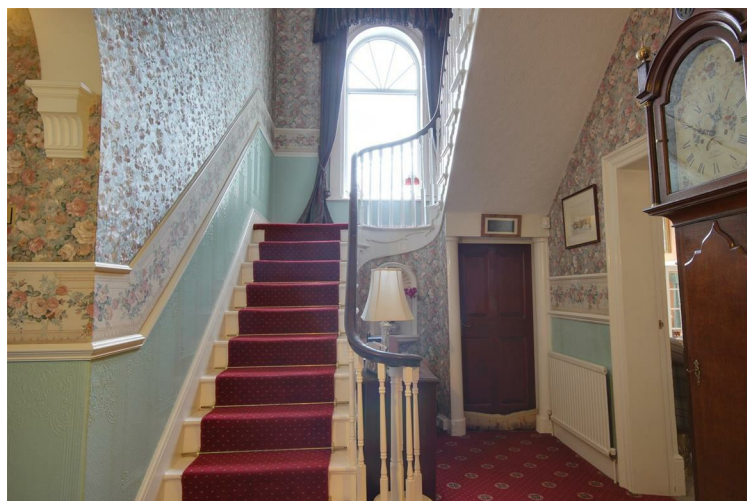


ENTRANCE VESTIBULE

Double doors with Georgian style fan light above, opens to:

CENTRAL ENTRANCE HALLWAY

An impressive entrance hall, full of character with plate rack to walls and a beautiful Georgian style sweeping staircase with polished hand rail leading up to the first floor. There is a door which leads down to the cellar. An attractive arched window is situated to the half landing and provides a view across the rear garden.



CLOAK ROOM

With wash hand basin.

WC

With low level WC

DRAWING ROOM

19'3" x 15'0" approx (5.87m x 4.57m approx)

With beautiful deep corning, ceiling rose and plate rack. The focal point of the room is an ornate fire surround with cast coal effect fireplace. Window to front elevation.



STUDY

12'7" x 10'8" approx (3.84m x 3.25m approx)

Window to front elevation.

SITTING ROOM

25'8" x 13'3" approx (7.82m x 4.04m approx)

A simply stunning room which has a beautiful part domed ceiling. There is a stunning marble fireplace which houses a log burner to the chimney breast. A step down to the rear of the room provides access to the conservatory and also the dining room.



DINING ROOM

23'0" x 12'8" approx (7.01m x 3.86m approx)

With windows overlooking the rear garden. There is a cupboard situated off and access is provided to the secondary staircase leading up to bedroom 5 and 6.

Previously the sitting room for the annexe, this could easily be converted back to facilitate multi-generational living/granny flat/annexe.



OFFICE / HOBBY ROOM

9'8" x 9'6" approx (2.95m x 2.90m approx)

With windows overlooking the rear garden.

Previously, the annexe kitchen.

BILLIARD ROOM

27'3" x 16'2" approx (8.31m x 4.93m approx)

A fabulous room with the focal point being a stunning three quarter height fire surround with inset brick fire place. Windows to front elevation.



KITCHEN

20'5" x 16'3" approx (6.22m x 4.95m approx)

The kitchen has an extensive range of fitted units with granite work surfaces and a fixed island with breakfast bar peninsular. Features also include a large double Belfast sink with antique style mixer tap, integrated dishwasher, range cooker and space for an American style fridge/freezer. Part of the ceiling is underdrawn with inset spot lights and there is a tiled floor. A window provides a view of the rear garden and there is an external access door leading out to the patio. Archway through to:



BREAKFAST ROOM

14'9" x 8'1" approx (4.50m x 2.46m approx)

With tiled floor, window to side.



PANTRY

8'2" x 7'6" approx (2.49m x 2.29m approx)

With fitted units, inset sink and drainer.

UTILITY ROOM

11'5" x 10'4" approx (3.48m x 3.15m approx)

With tiled flooring, Belfast sink, plumbing for automatic washing machine, cupboard housing gas boiler, door to:

STORE ROOM

13'10" x 6'9" approx (4.22m x 2.06m approx)

Tiling to floor.

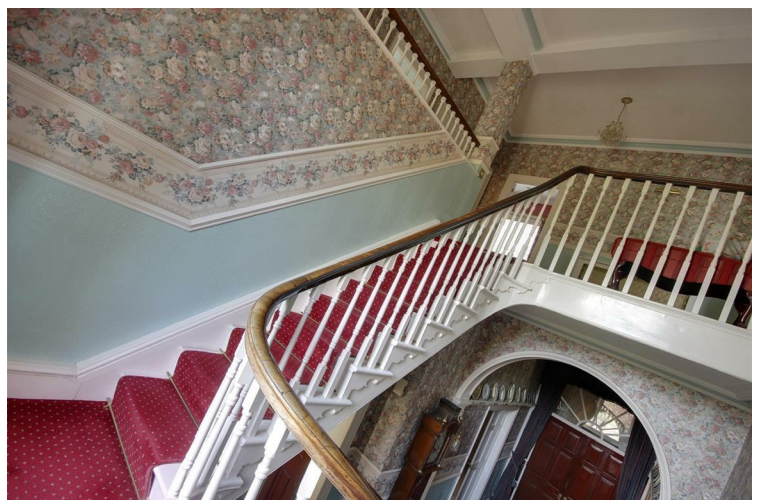
CONSERVATORY



FIRST FLOOR

LANDING

With feature arched window to half landing. A beautiful landing space providing access to the principle bedrooms.



BEDROOM 1

16'6" x 13'1" approx (5.03m x 3.99m approx)
With windows to both front and side elevations, ornate coving and ceiling rose, modern fitted wardrobes. Situated off the main bedroom is an en-suite and dressing room.



DRESSING ROOM

12'2" x 7'8" approx (3.71m x 2.34m approx)
With fitted modern wardrobes to two walls plus a dressing table.



ENSUITE SHOWER ROOM

9'6" x 6'4" approx (2.90m x 1.93m approx)
A stylish en-suite comprising low level WC, pedestal wash hand basin, large shower area with rain head shower, tiling to the walls.



BEDROOM 2

15'1" x 12'3" approx (4.60m x 3.73m approx)

With window to front elevation, coving to ceiling, recessed spot lights.



BEDROOM 3

13'0" x 13'0" approx (3.96m x 3.96m approx)

With two windows overlooking the rear garden. Fitted wardrobes, drawers and dressing table.



BEDROOM 4

11'4" x 10'2" approx (3.45m x 3.10m approx)

With a range of fitted furniture comprising wardrobes and storage cupboards, window to side elevation.



LIBRARY

10'2" x 6'7" approx (3.10m x 2.01m approx)

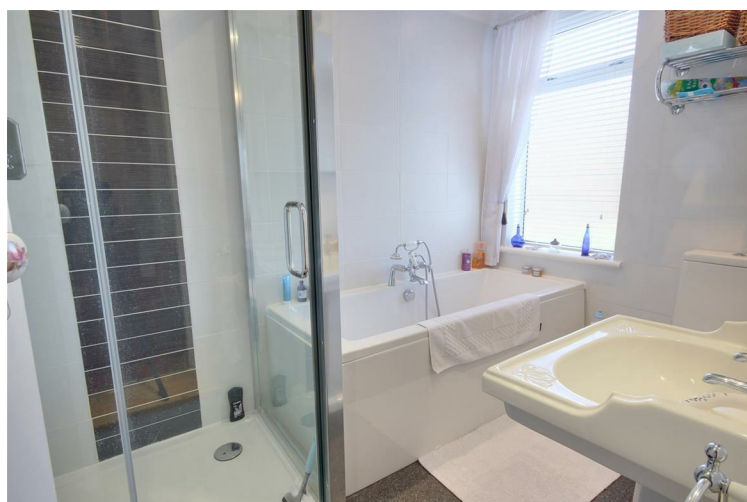
A peaceful room with a window to the southerly aspect.



BATHROOM

9'5" x 6'2" approx (2.87m x 1.88m approx)

With suite comprising low level WC, pedestal wash hand basin, panel bath with shower attachment/mixer tap, shower enclosure, tiling to the walls.



LANDING

A secondary staircase accessed from the rear of the dining room, leads up to a second landing providing access to:

BEDROOM 5

12'5" x 12'4" approx (3.78m x 3.76m approx)
With fitted wardrobes and drawers. Window to side elevation.



BEDROOM 6

9'7" x 9'7" approx (2.92m x 2.92m approx)
With windows to two elevations.

SHOWER ROOM

With shower cubicle, wash hand basin.

WC

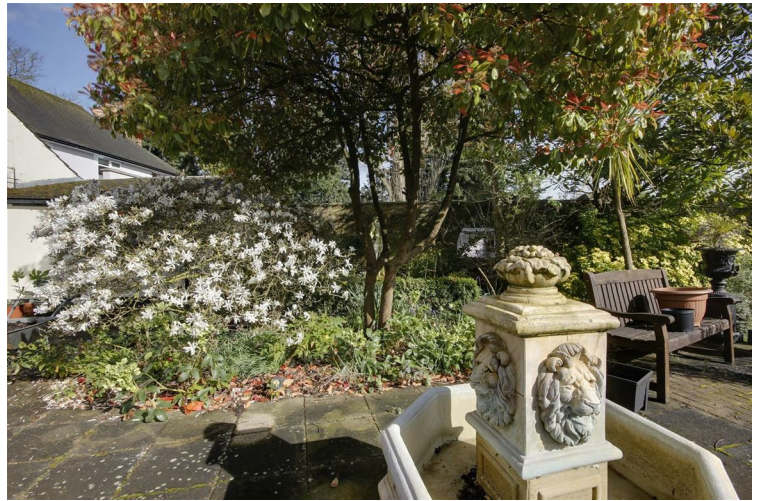
With low level WC.

OUTSIDE

The property occupies an established plot of around 0.56 of an acre and has a wide frontage to Hull Road, close to the junction with Thwaite Street. Two sets of wrought iron gates provide access to the gravelled driveway and forecourt flanked by mature borders which provide screening. A sliding gate opens to the inner parking courtyard with access to the garage having two bays, one single and one double. The rear garden is an absolute delight having being thoughtfully cultivated over the years to create many areas of interest. Features include a large paved terrace, expansive lawn, well stocked borders and beds, vegetable plot, wildlife pond, rockery and a patio with pergola above which is ideal for relaxing or entertaining. There is also a run of former stables which provide ideal storage.







REAR VIEW



PATIO & PERGOLA



VEGETABLE PLOT



TENURE

Freehold

COUNCIL TAX BAND

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

