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Matthew
Limb
MOVING HOME



50 Church Street, South Cave, East Yorkshire, HU15 2EP

- 📍 Stunning Period Property
- 📍 Great Character
- 📍 Grounds of Half an Acre
- 📍 Council Tax Band = G

- 📍 5 Bedrooms
- 📍 Double Garage
- 📍 Central Village Location
- 📍 Freehold/EPC = D

£765,000

INTRODUCTION

This simply stunning period property stands in beautiful grounds of around half an acre in a prominent position within the village centre. It is understood that the property was part of the original Cave Castle Estate, built circa 1880 and it exudes great character with many period features including beamed ceilings and attractive stonework which create a highly desirable home. The property has been extremely well maintained by the current owners who have invested heavily over the years to present a property in "walk into" condition. The accommodation extends to approaching 3,000sq. feet over two floors, as depicted on the attached floorplan, and early viewing is strongly recommended. The ground floor briefly comprises a central entrance hallway, large lounge, delightful sitting room, dining room, breakfast room with log burner and a spacious modern fitted kitchen. There is also a downstairs shower room, pantry and large conservatory. To the first floor are five bedrooms, one being used as a study, two well fitted bathrooms, each with a separate shower. The accommodation has the benefit of gas fired central heating to radiators, double glazing and an alarm system. The impressive gardens have much maturity and many areas of interest which provide colour throughout the year. Directly to the rear of the house is a large paved terrace with yorkstone wall surround. At the far end of the garden lies a vegetable/fruit garden, ideal for cultivation. A block set driveway provides good parking and the large double garage has a very useful room above, ideal as an office/gym etc.



LOCATION

The village of South Cave dates back to the 11th century and is listed in the doomsday book. An interesting piece of local history is that George Washington's great grandfather once lived at the magnificent Cave Castle.

Situated in the heart of the village centre, where a number of shops and facilities can be found including shops, chemist, veterinary practice, restaurants, public houses, restaurants, Cave Castle golf club and health spa with a doctors surgery located on the outskirts of the village.

The picturesque village of South Cave is situated at the foot of the Yorkshire Wolds, approximately 14 miles to the west of Hull and just 10 miles from the historic market town of Beverley.

This is a great location for the commuter, family or country lover alike. Instant access to the A63/M62 motorway network makes many regional and national business centres such as Leeds, Sheffield and Manchester easily accessible. The nearby village of Brough has a mainline railway station with regular services to Hull, Leeds, Manchester, Doncaster, York and London Kings Cross (approx 2 hours). Overseas travel is also made easy with Humberside Airport just 20 miles away and Leeds Bradford airport is just 59 miles away. Thus, the village provides excellent links both locally and nationally.

Beverley - 10 miles
Hull - 14 miles
Humberside Airport - 20 miles
York - 28 miles
Doncaster - 37 miles
Leeds - 50 miles

ACCOMMODATION

ENTRANCE HALL

With panelled entrance door. The hallway provides a view straight through to the rear of the house. There is a beamed ceiling, a staircase leading up to the first floor and a shelved pantry situated to one corner.



LOUNGE

24'10" x 13'8" approx (7.57m x 4.17m approx)

A delightful room with windows to front and side elevations. The focal point of the room is a stone fireplace housing a "living flame" gas fire within a cast grate. Beams to the ceiling.



SITTING ROOM

12'0" x 11'1" approx (3.66m x 3.38m approx)
With cast fireplace housing "living flame" gas fire, beams to the ceiling,
Yorkshire sliding window, access door to conservatory.
Situated off the sitting room is a library area complete with seat.



DINING ROOM

15'1" x 12'0" approx (4.60m x 3.66m approx)
With a feature fire surround with an attractive cast grate. Window to
front elevation, beams to the ceiling.



BREAKFAST ROOM

15'0" x 10'5" approx (4.57m x 3.18m approx)

A lovely room with bi fold doors opening out to the rear terrace. There is also a recently installed stove with integral oven and hot plate. Fitted dresser, beams to ceiling. A wide opening gives access to the kitchen.



KITCHEN

21'4" x 8'6" approx (6.50m x 2.59m approx)

The superb kitchen extension has a vaulted ceiling and windows to both front and rear elevations. There is an external access door to the side. The kitchen features a range of contemporary fitted units to wall and floor with extensive work surfaces. Integrated appliances include a Siemens ceramic hob with designer extractor hood above, AEG double oven, plumbing for a dishwasher, one and a half bowl sink and drainer with professional mixer tap plus an additional extra large sink in the utility area of the kitchen with plumbing for automatic washing machine.



INNER LOBBY

With store cupboard off, access to rear lobby.

REAR LOBBY

With external access door out to the terrace and doors to both the conservatory and cloak/shower room.

CLOAK/SHOWER ROOM

With low level WC, wash hand basin, shower cubicle, tiling to the walls and floor.

CONSERVATORY

22'0" x 18'9" approx (6.71m x 5.72m approx)
(To its extremes) Of uPVC double glazed construction on a low brick wall. Providing views across the garden and with doors leading out to the terrace. Fitted radiators for all year round use.



FIRST FLOOR

LANDING

With large cupboard housing hot water cylinder and gas boiler. Access to roof void.

BEDROOM 1

18'0" x 12'7" approx (5.49m x 3.84m approx)
With an array of fitted modern wardrobing to two walls. Window to front elevation.



ENSUITE BATH/SHOWER ROOM

14'3" x 8'3" approx (4.34m x 2.51m approx)

With suite comprising low level WC, bidet, circular wash hand basin on plinth, shower enclosure and a feature freestanding oval bath.



BEDROOM 2

16'7" x 12'0" approx (5.05m x 3.66m approx)

With window to front elevation. To one corner lies a "walk in" closet.



BEDROOM 3

13'1" x 12'9" approx (3.99m x 3.89m approx)

With window to front elevation.



BEDROOM 4

12'0" x 9'8" approx (3.66m x 2.95m approx)
Window to side elevation.

BEDROOM 5/STUDY

11'1" x 7'8" approx (3.38m x 2.34m approx)
Window to rear elevation.

BATHROOM

9'10" x 9'0" approx (3.00m x 2.74m approx)
With low level WC, pedestal wash hand basin, shower enclosure with body jets, oval-shaped bath, heated towel rail.



OUTSIDE

REAR VIEW





REAR VIEW IN SUMMER MONTHS



DOUBLE GARAGE

19'0" x 16'8" approx (5.79m x 5.08m approx)
With electric roller door, side personnel door, power and light supply installed plus a cold water feed.



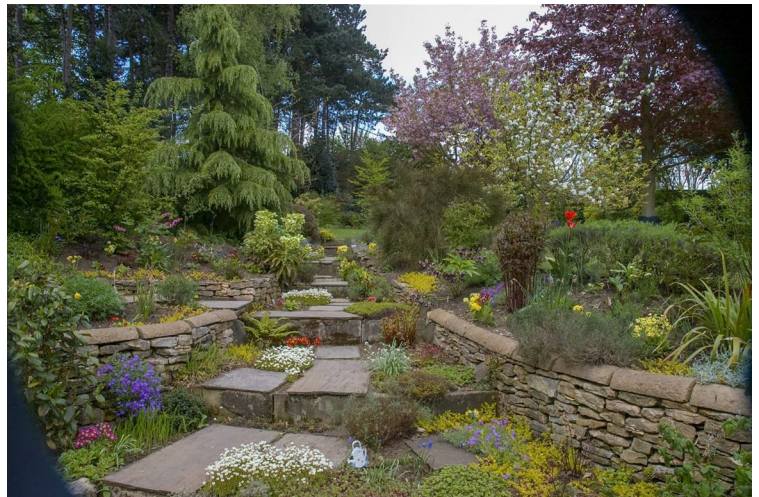
ROOM ABOVE

16'9" x 9'8" approx (5.11m x 2.95m approx)

Suitable for a variety of uses such as an office or gym etc. With external rear steps. With alarm system and telephone point.

GARDENS

The property stands in a fabulous plot of around half an acre within the centre of the village. A cobbled style block set driveway with gates provides excellent parking and access to the garage. There is a wrought iron perimeter fence and the garden is set to cobble paths and gravel complimented by attractive shrubbery. Directly to the rear of the house lies an extensive paved terrace with attractive yorkstone return wall. A lawn lies beyond and features many specimen trees, shrubs and borders. Further patio areas lie partway up the garden which enjoy a look back at the house. There is also a vegetable and fruit garden together with a greenhouse. The gardens have been extensively stocked over the years to create many areas of interest and colour throughout the year.





VEGETABLE/FRUIT GARDEN



PATIO



SERVICES

All mains services are connected to the property.

CENTRAL HEATING

The property has the benefit of gas fired central heating.

DOUBLE GLAZING

The property has the benefit of double glazing.

ALARM SYSTEM & INTERNET CONNECTION

There is an alarm system which is regularly serviced. The property is connected to BT fibre broadband internet connection.

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

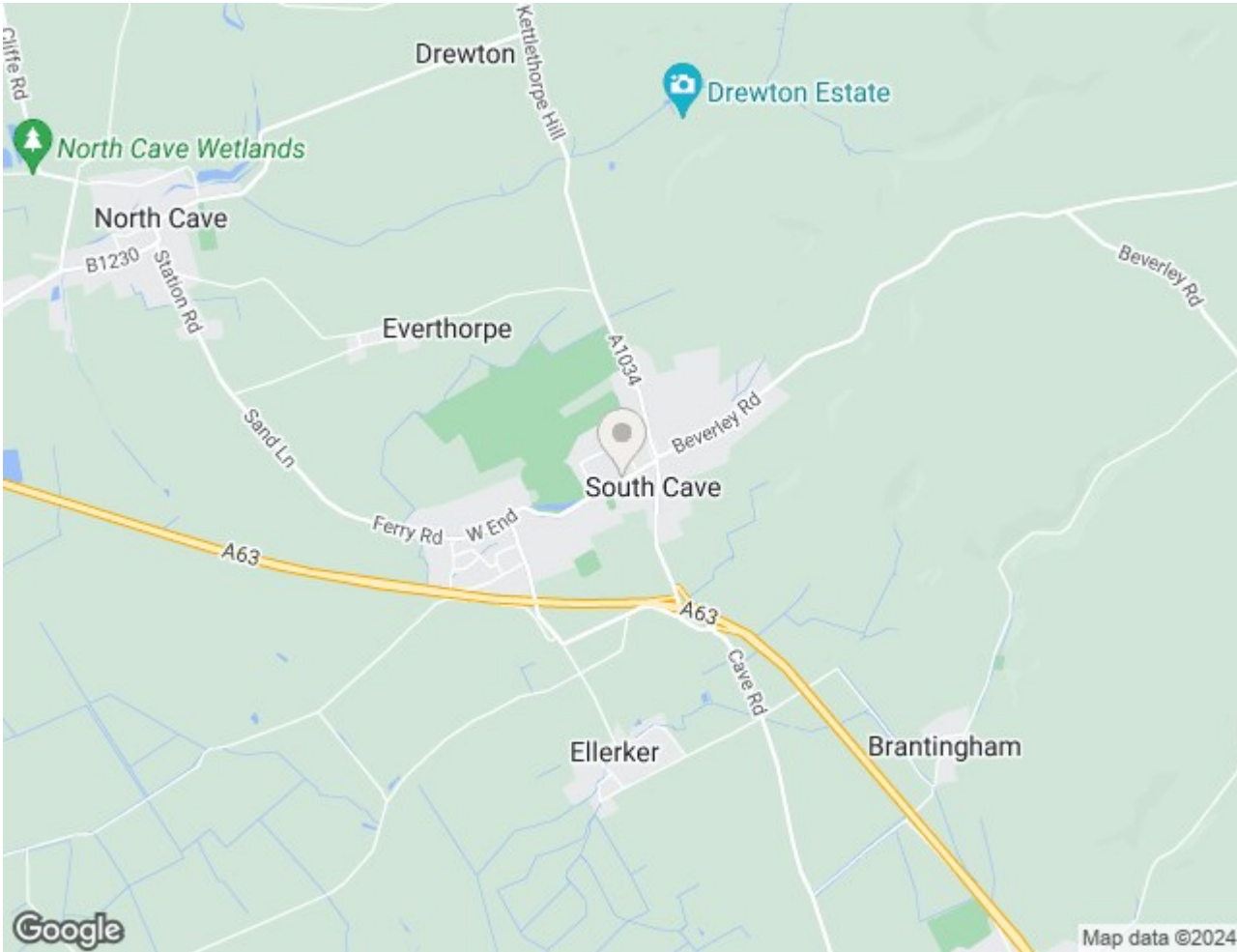
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.



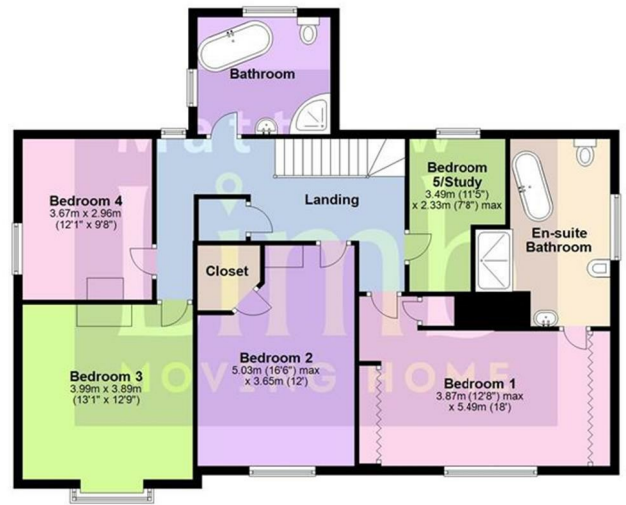
Ground Floor

Approx. 155.4 sq. metres (1672.5 sq. feet)



First Floor

Approx. 109.7 sq. metres (1180.5 sq. feet)



Total area: approx. 265.1 sq. metres (2853.0 sq. feet)

