

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



Copper Hill, 6 Mill Lane, Elloughton, East Yorkshire, HU15 1JL

- 📍 Beautiful Period Property
- 📍 Fine Period Features
- 📍 Planning Potential
- 📍 Council Tax Band = G

- 📍 Up to 6 Bedrooms
- 📍 Approx. 0.8 of an Acre
- 📍 A Rare Opportunity
- 📍 Freehold/EPC = E

£1,100,000

INTRODUCTION

Copper Hill is a fine example of a late 1800's detached villa which stands in landscaped grounds of approximately 0.8 acre, tucked away off Mill Lane, in the centre of this highly desirable village. The property is rich in character and retains a plethora of period features throughout the extensive range of accommodation. A viewing is absolutely necessary to appreciate the appeal of this beautiful home, both inside and out. The elegantly proportioned accommodation is arranged over three floors, as depicted on the attached floorplan, providing fabulous living space and up to 6 bedrooms. Features include stunning cornicing, high ceilings, deep skirtings and architraves, sash windows with shutters, all hallmarks of a bygone era. An outstanding entrance reception provides a grand first impression, complete with a beautiful mosaic tiled floor. There are a series of 3 formal reception rooms, complimented by a sun room, conservatory, breakfast room and kitchen which has a range of fitted oak units and an AGA as its centrepiece. Ancillary rooms include a playroom, utility and cloak/WC. At first floor lie 4 large bedrooms, 2 bathrooms and a modern shower room. The upper floor provides 2 further bedrooms. The gardens extend to around 0.8 of an acre and are an absolute delight, largely set behind a brick wall providing much privacy. Sweeping lawns have ornamental shrub and evergreens providing great interest. Directly to the rear of the house lies an inner courtyard with an externally accessed separate WC. The gravelled driveway provides plenty of parking and turning space plus there is an original coach house which now comprises the garage and stable with loft above. Rarely available on the open market is such a highly desirable property, a viewing is strongly recommended!

PLANNING POTENTIAL

Given the size of the grounds there is potential scope for an additional dwelling/s to the eastern end of the garden. The agent understands that preliminary enquiries with the Planning Department of the East Riding of Yorkshire Council have been made and a favourable response received. No formal planning application has been submitted at this stage, nor does the seller wish to attach an overage clause to the sale.

The property lies in a conservation area and any development would be subject to achieving all necessary consent.

LOCATION

The property enjoys a private position within the Elloughton conservation area, one of the most highly regarded locations in the region. Elloughton is situated approximately 10 miles to the west of Hull on the edge of Yorkshire Wolds with its centre clustered around the historic village church. There is a well reputed primary school and the property lies within the catchment area for South Hunsley school in the nearby village of Melton. The combined area of Elloughton-cum-Brough provides an excellent range of local shops including a variety of supermarkets, general amenities. Recreational facilities include Ioinions rugby club and sports centre, Blackburn leisure club, Welton Waters activity centre, Brough golf course and a easy access to the Wolds Way, ideal for the walker and cyclist. The area is also well served by first class road and rail connections with quick access available to the A63 leading into Hull City centre to the east and the national motorway network to the west. The village Brough has a mainline railway station providing regular intercity services including to London's Kings Cross, approximately 2 and a half hours travelling distance away.

ACCOMMODATION

Steps lead up to pillared storm porch with a pair of double doors opening to:



ENTRANCE VESTIBULE

With internal doors to:

ENTRANCE RECEPTION & HALLWAY

A simply stunning grand entrance reception, having a beautiful mosaic tiled floor. There is three quarter height panelling to the walls and a wide staircase leads up to the first floor, complemented by a stunning ornate cast balustrade with polished hardwood handrail, door to stairs which leads to the cellar. A door with etched glazing provides access to a rear serving corridor which runs between the kitchen and the dining room complete with a fitted dresser.



DRAWING ROOM

18'6 x 16'0 approx (5.64m x 4.88m approx)

Plus deep bay window to the south elevation complete with sash windows and shutters. There is also a three quarter height window overlooking the grounds to the east. The focal point of the room is a feature fire surround with cast inset housing an open fire. Cupboard to alcove. The room also features beautiful moulded coving, picture rail and ceiling rose.



DINING ROOM

17'0 x 16'0 approx (5.18m x 4.88m approx)

Plus deep bay window to the south elevation complete with sash windows and shutters. The focal point of the room is a beautiful ornate fire surround with cast and tiled fireplace housing an open fire. The room features beautiful moulded coving, ceiling rose and ornate plaster work.



SITTING ROOM

15'0 x 18'6 approx (4.57m x 5.64m approx)
Plus deep bay window to the east elevation complete with sash windows and shutters, providing views across the gardens. The focal point of the room is a feature Louis fire surround with marble hearth and backplate. The room features part panelled walls, decorative display niches and display shelving. There is moulding coving, ceiling rose and picture rail. Door through to the:



SUN ROOM

13'4 x 10'3 approx (4.06m x 3.12m approx)
With radiator for all year round use and views across the garden.
Internal door through to:



CONSERVATORY

10'3 x 19'6 approx (3.12m x 5.94m approx)
Providing views across the rear garden and with an external access door leading out.

KITCHEN

17'0 x 13'0 approx (5.18m x 3.96m approx)

Having a selection of oak base and wall mounted units with matching island and granite work surfaces. There is a Belling oven, four ring gas hob with extractor hood above and an AGA hotplate console, integrated dishwasher. There is a one and a half sink and drainer unit. Tiling to the floor. Two archways leading through to the Breakfast Room. William Morris wallpaper.



BREAKFAST ROOM

17'0 x 11'0 approx (5.18m x 3.35m approx)

With tiled flooring. William Morris wallpaper.



UTILITY ROOM

6'4 x 6'1 approx (1.93m x 1.85m approx)

With Belfast sink, plumbing for automatic washing machine, tiling to the walls.

PLAYROOM

22'3 x 8'0 approx (6.78m x 2.44m approx)

With an attractive vaulted ceiling having inset Velux windows. External access door to driveway, external access door to pathway leading to the main garden and internal door through to the garage.

STORE ROOM

12'0 x 10'0 approx (3.66m x 3.05m approx)

Accessed off the side entrance lobby.

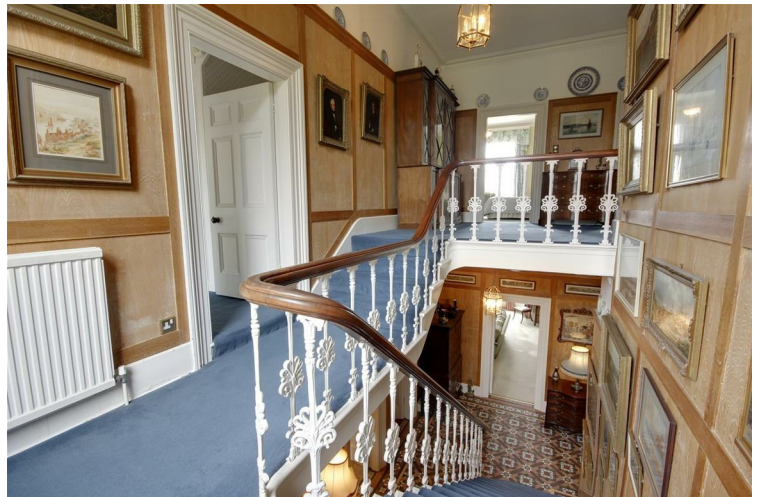
CLOAKS/WC

With low level WC and wash hand basin.

FIRST FLOOR

LANDING

A beautiful space, with chamfered window to the west. Access to secondary landing where a further staircase leads up to the second floor.



BEDROOM 1

18'6 x 16'0 approx (5.64m x 4.88m approx)

A period fireplace with cast fire. Fitted wardrobes, windows to both east and south elevations, moulded coving and ceiling rose. Internal door to:



BATHROOM

The bathroom is accessed via Bedroom 1 and also separately from the landing. There are fitted cupboards and the suite comprising a spa bath, low level WC and wash hand basin.

BEDROOM 2

18'6 x 15'1 approx (5.64m x 4.60m approx)
Marble fire surround with cast fireplace. Moulded coving to ceiling, vanity wash hand basin, window to east elevation.



BEDROOM 3

16'0 x 14'6 approx (4.88m x 4.42m approx)
Marble fireplace with cast insert, window to south elevation.

SECONDARY LANDING

With staircase leading up to the second floor.

BEDROOM 4

16'4 x 10'10 approx (4.98m x 3.30m approx)
Window to east elevation, vanity wash hand basin, attractive fireplace.

BATHROOM 2

13'0 x 11'7 approx (3.96m x 3.53m approx)

Featuring a classic suite with Sanitan wash hand basin and oval shaped free standing bath. Tiled surround, heated towel rail. Cast fireplace, window to south elevation.



SHOWER ROOM

With modern suite comprising corner shower cubicle, wash hand basin, heated towel rail, tiling to floor.



WC

With low level WC.

SECOND FLOOR

LANDING

BEDROOM 5

13'0 x 10'3 approx (3.96m x 3.12m approx)

With marble fire surround, window to west elevation, cupboard to one corner with window to north elevation.



BEDROOM 6

13'0 x 9'1 approx (3.96m x 2.77m approx)

With fitted cupboards running to one wall, cast fireplace, window to north elevation.

OUTSIDE

The gardens extend to around 0.8 of an acre and are an absolute delight, largely set behind a brick wall providing much privacy. Sweeping lawns have ornamental shrub and evergreens providing great interest. Directly to the rear of the house lies an inner courtyard with an externally accessed separate WC. The gravelled driveway provides plenty of parking and turning space plus there is an original coach house which now comprises the garage and stable with loft above and potting shed to side.





SIDE VIEW



COURTYARD



GARAGE

15'9 x 13'3 approx (4.80m x 4.04m approx)

Accessed via a sliding door, there is a cobble set floor and a loft above.



STABLE

Accessed via an external door and also an internal door from the garage.

STREET VIEW



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.

ACCESS ARRANGEMENT

It is proposed that a purchaser will enjoy the current access across the entrance drive which serves an adjacent property for a period of upto 6 months. The purchaser will during this period be responsible for 're-opening' an original entrance from a little further down Mill Lane.



Ground Floor
Approx. 238.5 sq. metres (2649.7 sq. feet)



First Floor
Approx. 162.0 sq. metres (1744.1 sq. feet)



Second Floor
Approx. 30.2 sq. metres (325.3 sq. feet)



Total area: approx. 563.3 sq. metres (6063.7 sq. feet)

