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Matthew
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MOVING HOME



Grosvenor House, 50a Woodgates Lane, North Ferriby, East Yorkshire, HU14

- 📍 Exceptional Residence
- 📍 Beautifully Appointed
- 📍 Sumptuous Specification
- 📍 Council Tax Band = H
- 📍 5 Beds/5 Baths
- 📍 Landscaped Gardens
- 📍 Exclusive Location
- 📍 Freehold/EPC = B

£1,250,000

INTRODUCTION

Grosvenor House is an exceptional detached residence, beautifully appointed with a sumptuous range of accommodation complimented by a south facing landscaped garden. Built in 2018 by the well renowned Church Gate Homes, the property combines architectural integrity, design excellence and classical proportions. The kitchen and bathrooms are by Sarah Anderson and there are luxury fittings and specification throughout. Features include stunning floor to ceiling sash windows, integrated sound system, home automation, CCTV, integrated sound system and underfloor heating. The "wow factor" is provided straight away upon entering this outstanding family home with a fabulous central walnut and glass detailed staircase leading up to a galleried landing above. There is a formal lounge, study and the heart of the house is a magnificent open plan kitchen/living/dining space stretching across the rear of the house with bi-fold doors opening out to the terrace. There is also a very useful concealed pantry, large utility room and a boot room. Overall there are 5 bedroom suites including an exquisite main bedroom complete with fitted dressing room and superb bath/shower room. The property is situated along a leafy private lane with electrically operated automated doors opening to the forecourt and double garage. The overall plot measures nearly a third of an acre and the forecourt has a walled perimeter providing much seclusion and security. The rear garden has been delightfully landscaped combining patio area, lawns and well stocked borders which provide many areas of interest.



LOCATION

The property is situated along a private lane which serves only three dwellings in total within the exclusive and leafy setting of Woodgates Lane, North Ferriby. Approximately 8 miles to the west of Hull, this highly sought after village offers a good range of local shops and amenities including a convenience store and a number of independent traders. There are a variety of amenities and recreational facilities plus a well reputed primary school with secondary schooling at nearby South Hunsley in Melton. A range of private schooling is also available locally. The village boasts a railway station which can be found a short walk away providing access to regional business/leisure centres and London Kings Cross. Convenient access is gained to the A63 leading into Hull City Centre to the east or the national motorway network to the west.

ACCOMMODATION

A storm porch has storm supporting pillars. A central entrance door opens to:



ENTRANCE RECEPTION

15'4" x 14'4" approx (4.67m x 4.37m approx)

A stunning central hallway with marble tiled flooring and a striking walnut and glass detailed staircase with galleried landing above.



W.C.

With low level W.C. and wash hand basin.

LOUNGE

19'7" x 17'0" approx (5.97m x 5.18m approx)

An elegant room with full height sash windows to two elevations. The focal point of the room is a superb stone fireplace housing a living flame gas fire. Beautiful wood flooring, deep coving to ceiling.



OFFICE

17'2" x 12'8" approx (5.23m x 3.86m approx)
With full height sash windows to front elevation, beautiful wood flooring, deep coving to ceiling. There is a useful inset shelved cupboard.



KITCHEN/LIVING/DINING

50'4" x 19'1" approx (15.34m x 5.82m approx)
Reducing to 13'4". The heart of the house, this fabulous room facing south across the garden, has a run of 7 bi-fold doors opening out to the rear terrace. There is further full height sash windows to rear and side elevations and a striking lantern light to the ceiling allowing light to flood in. The simply outstanding kitchen, by Sarah Anderson, has an array of grey painted floor to ceiling units and grand island, both complete with quartz tops. Features include a Gaggenau dual fridge and wine chiller console, twin ovens and warming drawer, induction hob and concealed extractor above, dishwasher. There is a double undercounter sink with Quooker instant hot water tap. Double doors open to a beautiful fitted internal pantry. The room has a stunning marble tiled floor throughout and is part divided by a central chimney breast feature with inset dual aspect "living flame" gas fire.



KITCHEN AREA



LIVING AREA



UTILITY ROOM

16'9" x 8'7" approx (5.11m x 2.62m approx)

Extensively fitted with a range of quality units, quartz surfaces, undercounter sink and concealed plumbing for automatic washing machine and space for a dryer. External access door to side of the property and an internal door through to boot room. There is also a plant cupboard situated to one corner, complete with Worcester gas fired central heating boiler and a technology hub for the house.



BOOT ROOM

10'4" x 8'7" approx (3.15m x 2.62m approx)

A very useful room with access to the covered side entrance linking the house to the garage. There are useful fitted shoe boxes and hanging facilities.



FIRST FLOOR

LANDING

A fabulous landing with glazed gallery overlooking the hallway. Situated off is both a useful linen cupboard and cylinder cupboard.



BEDROOM 1

19'1" x 20'5" approx (5.82m x 6.22m approx)

Two floor to ceiling sash windows overlooking the rear garden. This luxurious space also features an indent ideal for a dressing table.





DRESSING ROOM

17'3" x 8'7" approx (5.26m x 2.62m approx)

Extensively fitted with wardrobes, cupboards and a central island. two individual sliding doors open to the:



EN-SUITE BATH/SHOWER ROOM

A stunning suite comprising a wall hung W.C., twin wash hand basins in cabinet with illuminated mirror over, encased bath and large "walk in" shower area with both a rainhead and handheld shower system. Beautifully tiled to walls and floor.



BEDROOM 2

17'0" x 13'5" approx (5.18m x 4.09m approx)
With two floor to ceiling sash windows overlooking the rear garden.



DRESSING ROOM

Fitted with an extensive range of wardrobes.



EN-SUITE BATH/SHOWER ROOM

With stunning suite comprising a wall hung W.C., wash hand basin in cabinet with inset mirror fronted toiletries cabinet above, oval shaped bath with shower attachment and "walk in" shower area with both a rainhead and handheld shower system. Beautiful tiling to the walls and floor, heated towel rail.



BEDROOM 3

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

With contemporary fitted wardrobes and dressing table. Two floor to ceiling sash windows to the front elevation.



EN-SUITE SHOWER ROOM

With wall hung W.C., wash hand basin and "walk in" shower area with both a rainhead and handheld shower system.



SECOND FLOOR

LANDING

With Velux window to rear.

BEDROOM 4

14'2" x 14'1" approx (4.32m x 4.29m approx)

With window to front. A useful store cupboard is situated to one corner.



EN-SUITE SHOWER ROOM

With suite comprising concealed flush W.C., wash hand basin and "walk in" shower area with both a rainhead and handheld shower system, tiling to the walls and floor, heated towel rail.



BEDROOM 5

14'1" x 14'2" approx (4.29m x 4.32m approx)
With window to front. A useful store cupboard is situated to one corner.



EN-SUITE SHOWER ROOM

With suite comprising concealed flush W.C., wash hand basin and "walk in" shower area with both a rainhead and handheld shower system, tiling to the walls and floor, heated towel rail.



OUTSIDE

The property is set behind a quality brick wall with automated entrance gates providing access to the forecourt area which is gravelled and provides good parking facilities together with access to the double garage. Walls extend to both side elevations. Facing south, the rear garden has been expertly landscaped to create much interest and different areas to enjoy the sun. An extensive paved terrace lies directly to the rear of the house with a lawn beyond. There is a further corner patio area, attractive shrubbery and mature borders which provide seclusion.





REAR 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 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.



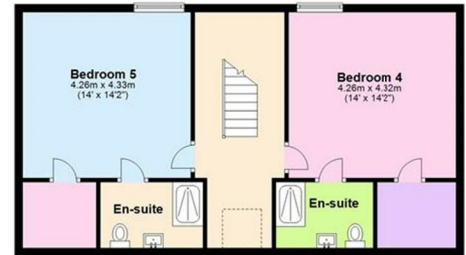
Ground Floor
Approx. 218.8 sq. metres (2355.6 sq. feet)



First Floor
Approx. 154.9 sq. metres (1667.3 sq. feet)



Second Floor
Approx. 67.6 sq. metres (727.3 sq. feet)



Total area: approx. 441.3 sq. metres (4750.1 sq. feet)

