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Matthew  
**Limb**  
MOVING HOME



*The Coach House, The Park, West Leys Road, Swanland, East Yorkshire, HU14*

- 📍 Secluded Location
- 📍 Beautiful Private Garden
- 📍 2/3 Reception Rooms
- 📍 Council Tax Band = C
- 📍 Versatile Accommodation
- 📍 Work from Home Space
- 📍 3/4 Bedrooms
- 📍 Freehold/EPC = C

**£575,000**



## INTRODUCTION

The Coach House is a truly unique detached property full of character and extremely versatile in its layout, situated in one of the area's prime locations. Ideal for a variety of purchasers, the property would suit the down-sizer, those looking for a mix of ground and first floor bedrooms, perhaps for multi-generational living, professionals due to the property's quiet and exclusive location, those looking for 'work from home'/studio/hobbies space, plus a family wanting to be close to the highly regarded village junior school and nearby South Hunsley School. Originally built as the Coach House to the former Swanland Manor, the property was converted into a domestic dwelling and retains many period features from the cobble sets to the manger and railings in the garden.

The property occupies a delightful position in one of Swanland's most notable addresses. It is accessed from West Leys Road along a private gravelled driveway, which serves only one other neighbour. Upon arriving, there is a cobble set courtyard providing excellent parking facilities, together with an open garage. A beautiful garden extends to the rear, enjoying a sunny south-westerly aspect. Thoughtfully planned and well stocked over the years, the garden has many areas of interest with a variety of ornamental shrubbery, soft fruit, water feature and mature borders which provide much seclusion. The cobble set terrace is ideal to relax or entertain on and provides lovely views across the garden. There is also an attractive brick and slate roof outbuilding to one corner.

The very spacious accommodation is arranged over two floors, as depicted on the attached floor plan, and its versatility provides bedrooms to both ground and first floors. The ground floor comprises a superb living kitchen with large windows to both front and rear elevations, utility room and a stunning living room/reception room 1 which has double doors leading out to the terrace and garden beyond. A wide opening leads from the living room into the circular sitting room/reception room 2. The principal bedroom suite looks over the garden, has double doors out to the terrace, fitted wardrobes and a large en-suite bathroom, which also has a shower. The reception room 3/bedroom 4 (recently used as a billiard room) measures approximately 23' x 18'2" and could become a large bedroom suite, or would be ideal as a work from home/business/hobbies space, plus it has the convenience of an adjacent shower/cloakroom. Upon the first floor lies a landing with space for a study and two further bedrooms served by a bathroom. The accommodation has the benefit of gas fired central heating radiators and is predominantly double glazed. In all, an outstanding individual property of which early viewing is strongly recommended.

## DIRECTIONS

The property is approached along its own private driveway which gives access to only one neighbouring property. The entrance is on the eastern side of West Leys Road, just to the south of its junction with Manor Road. Opposite, across West Leys Road, are playing fields, cricket nets and childrens' play area.



## *LOCATION*

Swanland has an attractive village centre where a number of shops are to be found including a convenience store/post office, chemist and coffee shop. There are a number of amenities and recreational facilities such as a playing field, park, tennis and bowls club. The village also has a well reputed junior school with secondary schooling at nearby South Hunsley School. A number of public schools are also available such as Tranby, Hesse Mount and Hymers College. Convenient access is available to the Humber Bridge, the A63 leading into Hull city centre to the east and the national motorway network to the west. A mainline railway station lies approximately 5 minutes driving distance away at North Ferriby and 15 minutes distance from Brough which provides a regular service to London Kings Cross.

## *ACCOMMODATION*

Residential entrance door to:

### *ENTRANCE PORCH*

With internal door to:

### *ENTRANCE HALLWAY*

The hallway has a very useful mirror-fronted cloaks cupboard to one corner, laminate flooring and a staircase leads up to the first floor.



### *SHOWER/CLOAKROOM*

With suite comprising low level WC, pedestal wash hand basin and tiled shower cubicle, half tiling to walls, extractor fan and cushion flooring.



### *KITCHEN & DINING/FAMILY ROOM*

20' x 18' approx (6.10m x 5.49m approx)

A simply stunning space which is the heart of the house and provides views through picture windows to both the front courtyard and across the rear garden. There is plenty of space for dining and seating areas etc with ornamental brick fireplace to one corner. The kitchen features an extensive range of fitted base and wall mounted units with work surfaces, one and a half sink and drainer with mixer tap, plus additional separate cold tap (for unsoftened drinking water), appliances include integrated single oven, microwave, four-ring ceramic electric hob with filter hood above and integrated slimline dishwasher. Space for fridge/freezer. Laminate flooring and coving.



### *KITCHEN*



### *UTILITY ROOM*

With fitted units, sink and drainer, water softener and plumbing for automatic washing machine. Door to a rear pathway which leads out to the garden, a garden store and into the back of the open garage.



### *LIVING ROOM/RECEPTION 1*

20'7" x 14' approx (6.27m x 4.27m approx)

A stunning room which has uPVC double doors leading out to the terrace and garden beyond. There is laminate flooring and decorative beams to the ceiling with spotlights and a wide opening leads through to the:



### *SITTING ROOM/RECEPTION 2*

11' x 11' approx (3.35m x 3.35m approx)

This feature circular sitting room provides gorgeous views across the garden and has double glazed double doors leading out. There is an underdrawn panelled ceiling. It is a versatile space which could alternatively be used as a dining room, study or playroom.



### *BEDROOM 1*

12'3" x 15'7" approx (3.73m x 4.75m approx)

up to fitted wardrobes running to one wall incorporating cupboard housing Worcester boiler. This large bedroom suite has a double glazed window overlooking the garden and uPVC double doors leading out to the terrace.



### *ENSUITE BATHROOM*

With suite comprising bath with mixer tap/shower attachment, fitted furniture with inset wash hand basin and concealed low flush WC, walk-in shower area and part tiling to walls, window to side elevation and cushion flooring.



### *RECEPTION 3/BEDROOM 2*

23' x 18'2" (7.01m x 5.54m)

This stunning room (recently used as a billiard room) could be used for a variety of purposes from a grand bedroom to leisure/hobbies space or would be ideal for a work from home space/business purposes. Subject to any necessary planning permissions, it could also be a potential annexe. There are a series of three double glazed windows to the north elevation and a further window to the east elevation. Laminate flooring and meter cupboard.



### *FIRST FLOOR*

#### *LANDING*

With space for a study area. Four Velux style windows.



### *BEDROOM 3*

18'3" x 8'1" approx (5.56m x 2.46m approx)  
With Velux windows and feature window to gable end. Wardrobe.



### *BEDROOM 4*

13' x 11'6" approx (3.96m x 3.51m approx)  
With a series of Velux windows, wardrobe. An internal door provides access to the loft space which has further potential for conversion.



### *LOFT*

Accessed from Bedroom 4, with double glazed window.



## *BATHROOM*

With three piece suite comprising low level WC, pedestal wash hand basin and panel bath. Fully tiled walls, extractor fan and Velux window.



## *OUTSIDE*

The property is approached via a private driveway, shared at the start with a neighbouring property. The driveway curves around to The Coach House and on the corner there is a woodland garden area with a Bramley apple tree, gooseberries and blackcurrants and the opportunity to grow vegetables or have a wild garden area etc.

Upon arriving at the property there is a large cobble set courtyard which provides excellent parking facilities together with an open garage with slate roof.

PV (solar) roof panels on the main roof generate electricity on a feed-in tariff.





## *GARDEN*

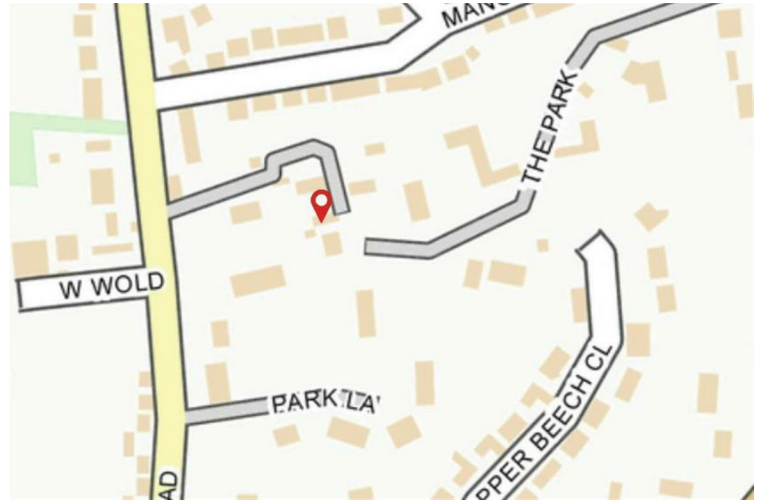
The rear garden is an absolute picture being very private and enjoying a south and westerly aspect. A cobble set terrace is accessed from the principal bedroom and living room, and is an ideal place to relax or entertain and look over the lawn and borders. There are a variety of specimen shrubs and ornamental planting with a combination of hedges and a brick wall extending to the boundaries. There is also an attractive water feature. To one corner lies a brick and slate tiled outbuilding.



## *REAR VIEW OF PROPERTY*



## STREET MAP



## TENURE

Freehold

## COUNCIL TAX BAND

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

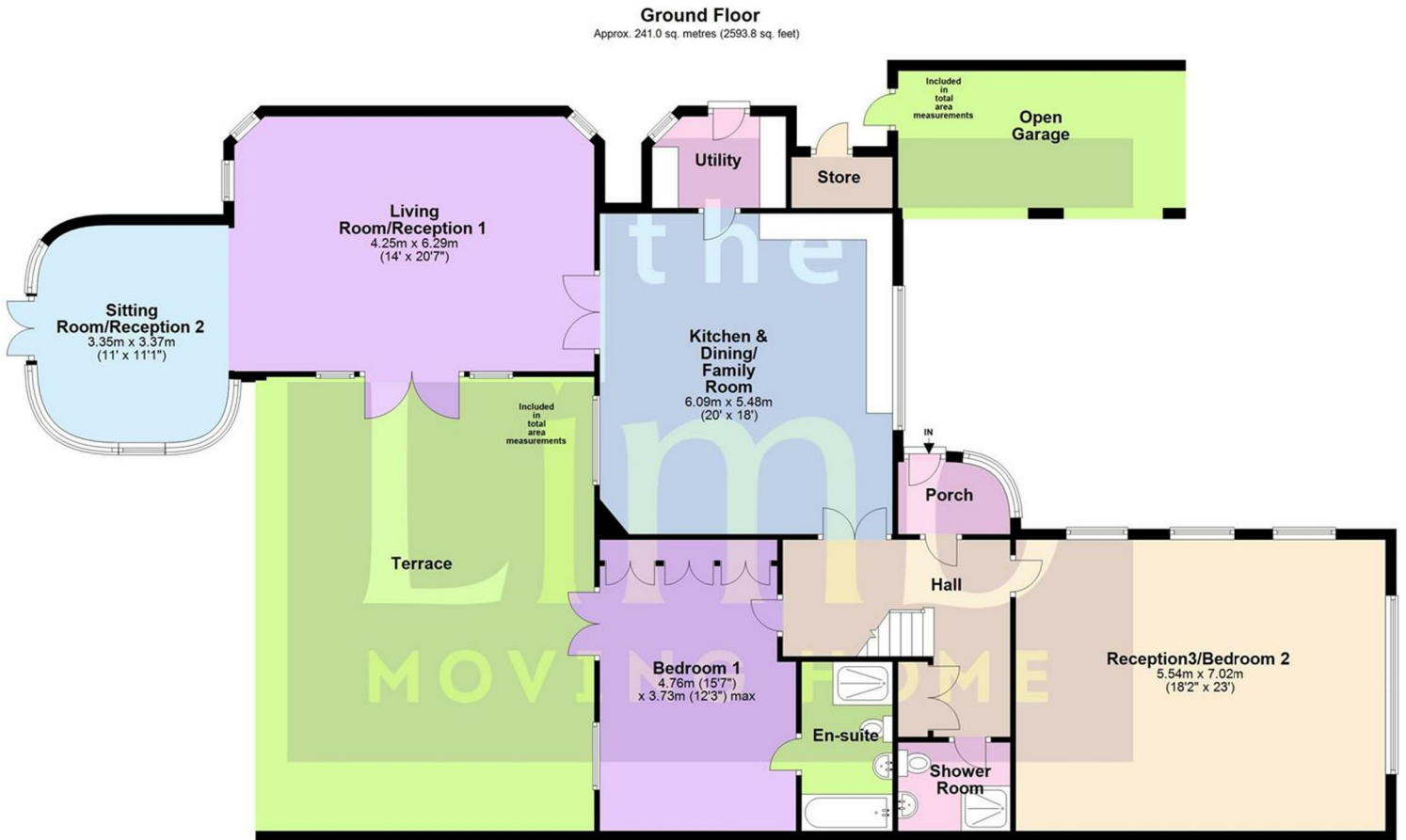
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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. 309.5 sq. metres (3331.5 sq. feet)



**First Floor**

Approx. 68.5 sq. metres (737.7 sq. feet)

