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Matthew
Limb
MOVING HOME



The Grange, 28 Main Street, Hotham, East Yorkshire, YO43 4UD

- 📍 Stunning Period Property
- 📍 Bursting With Character
- 📍 Grade II Listed
- 📍 Council Tax Band = F
- 📍 5 Bedrooms
- 📍 Significant Attached Barns
- 📍 Prestigious Location
- 📍 Freehold/EPC Exempt

£1,200,000

INTRODUCTION

The Grange is a simply stunning Grade II listed former Georgian farmhouse which stands in the centre of one of East Yorkshire's prettiest and most desirable villages. Believed to have been built in the early 18th Century with later farm buildings, this fine property is beautifully appointed and has been sympathetically modernised over the years. There are many features evident from the Georgian era within the house such as the staircase, doors and door furniture, probably made at the blacksmith's forge which occupied the adjacent land. The main living accommodation has been extended into some of the adjoining farm buildings plus there are a series of substantial barns, previously used for stabling which afford huge further potential to be converted into more accommodation for which planning permission has recently been obtained. Whilst not necessary, this extra accommodation would provide lovely views of the rear garden and increase the property's value further. The property occupies a linear site of around 0.6 acre with a house standing on the east side of Main Street, gable end to the road with its principle façade facing south. There is an attractive lawned garden with a winding path leading up to the entrance and a driveway has an automated gate which opens to the main courtyard complete with an extensive sunny terrace. Beyond the adjoining barn lies a further courtyard area, formerly used for a horse walker, plus there is a small fenced paddock/garden land complete with brick outbuilding.



TOWN & COUNTRY PLANNING

Planning Permission has been obtained for the "remodelling and extension of an existing Grade II Listed farmhouse and outbuildings including the conversion of two redundant outbuildings". This is principally to take the adjoining barns/outbuildings into further accommodation.

Plans can be viewed on the local authority's planning portal or can be discussed upon a viewing at the property.

LOCATION

Hotham is one of East Yorkshire's prettiest and most desirable villages surrounded by beautiful Wolds countryside yet ideally placed for travel/commuting with junction 38 of the M62 motorway only some four miles distance. Convenient access is also available to York (21 miles), Hull (16 miles), Beverley (18 miles) and Market Weighton (4 miles). A mainline railway station is located approximately 6 miles away at Brough. This highly regarded village comprises a varied mix of properties from delightful cottages through to some of the finest homes in the region. Within the village lie a Norman church, village hall and a very popular public house/restaurant. The village is under the York postcode and the local authority is the East Riding of Yorkshire council.



ACCOMMODATION

The accommodation is arranged over two floors as detailed on the attached floorplan. The original farmhouse comprises a selection of beautiful rooms including a stunning drawing room with many features and an impressive fireplace with log burning stove. There is also an elegant dining room. The large dining kitchen has an excellent range of fitted units and an Aga with side console. A ground floor bedroom is also available, served by an en-suite shower room and there is a utility room, separate W.C. and laundry room. Upon the first floor are a series of four bedrooms, dressing room, bathroom and a shower room. The accommodation has the benefit of oil fired central heating and sealed unit double glazing.



ENTRANCE RECEPTION

This entrance reception can be accessed via two doors and has a quarry tiled floor.

CLAOKS/W.C.

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

DRAWING ROOM

25'4" x 14'7" approx (7.72m x 4.45m approx)

A stunning room with deep windows with chamfered shutters looking across the garden to the south. A stone and brick edged fireplace has a lintel above and houses a log burning stove.



DRAWING ROOM - ALTERNATIVE VIEW



INNER HALLWAY

An attractive period staircase leads up to the first floor. There is also a butlers pantry situated off the inner hallway, being very useful for storage with fitted cupboards.

DINING ROOM

14'3" x 14'0" approx (4.34m x 4.27m approx)

An elegant room with windows to the south and a feature period fire surround with deep fireplace.



LIVING KITCHEN

30'2" x 12'7" approx (9.19m x 3.84m approx)

Having an extensive range of bespoke fitted units and matching island with granite worksurfaces and twin Belfast sink. There is an AGA with side console and an integrated dishwasher. Windows overlook the south facing courtyard and there is an external access door leading out to the terrace. There is ample space for a dining table and a staircase leads up to the first floor.





UTILITY

10'0" x 7'3" approx (3.05m x 2.21m approx)
With fitted cupboards, sink and drainer, plumbing for a washing machine.



LAUNDRY ROOM

This is accessed across the passageway. There are fitted cupboards and the room houses the central heating boiler.

BEDROOM 5 / OFFICE

14'2" x 11'3" approx (4.32m x 3.43m approx)
Window overlooking the courtyard to the south. Fitted wardrobe.



SHOWER ROOM

With shower area, wash hand basin and W.C.



FIRST FLOOR

LANDING

With windows to the south. A door opens to a further staircase leading up to the loft.



BEDROOM 1

14'8" x 13'10" approx (4.47m x 4.22m approx)
With window to the south.



DRESSING ROOM

11'9" x 9'7" approx (3.58m x 2.92m approx)
there are 'his and hers' dressing areas complete with fitted wardrobes and cupboards.



BATHROOM

13'0" x 9'10" approx (3.96m x 3.00m approx)
With five piece suite comprising a bath, shower enclosure, wash hand basin, low flush W.C. and bidet.



BEDROOM 2

14'6" x 10'2" approx (4.42m x 3.10m approx)
Period fireplace and window to south elevation.



BEDROOM 3

14'0" x 10'11" approx (4.27m x 3.33m approx)
Window to north elevation. Fitted cupboard.



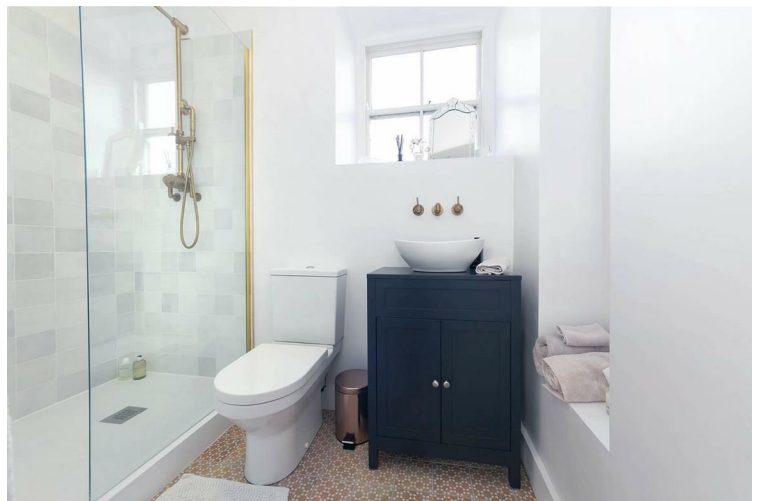
BEDROOM 4

14'2" x 12'2" approx (4.32m x 3.71m approx)
Window to south elevation.



SHOWER ROOM

7'8" x 5'4" approx (2.34m x 1.63m approx)
Accessed from the half landing with shower enclosure, wash hand basin and low flush W.C.



OUTSIDE

There is an attractive lawned garden with a winding path leading up to the entrance and a driveway has an automated gate which opens to the main courtyard complete with an extensive sunny terrace. Beyond the adjoining barn lies a further courtyard area, formerly used as a horse walker, plus there is a small fenced paddock/garden land complete with brick outbuilding.



COURTYARD



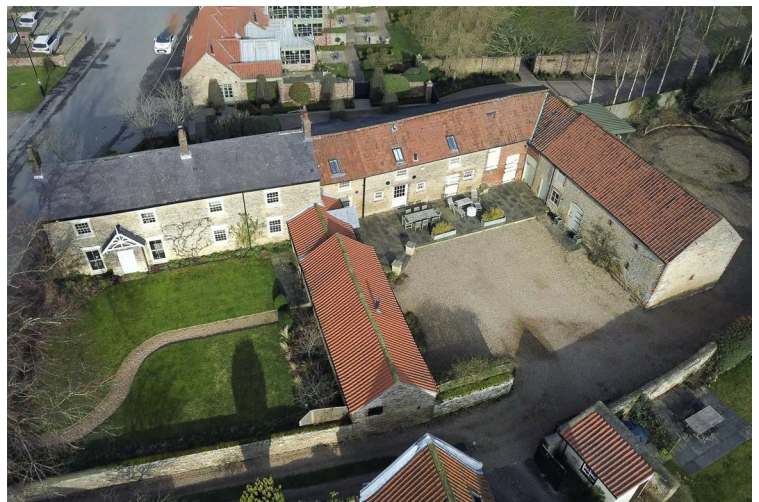
TERRACE AREA



BARN/OUTBUILDINGS



AERIAL 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 F. 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

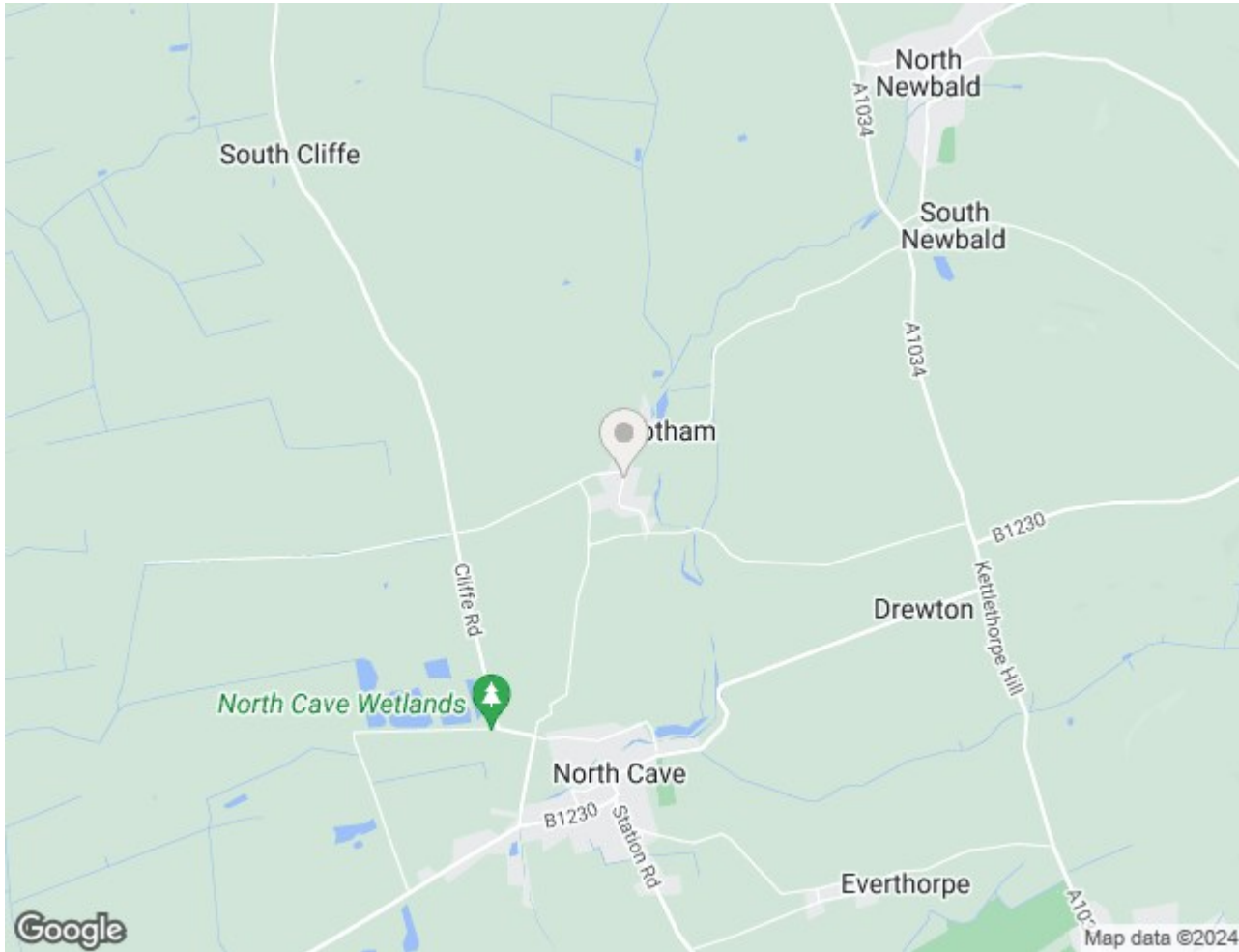
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 511.0 sq. metres (5500.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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