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MOVING HOME



Welton Garth, 4 Cowgate, Welton, East Yorkshire, HU15 1NB

- 📍 Magnificent Residence
- 📍 Grade II Listed
- 📍 Beautiful Features
- 📍 Council Tax Band = G

- 📍 Up to 7 Bedrooms
- 📍 Approx. 1/3 Acre Plot
- 📍 Excellent Garaging
- 📍 Freehold/EPC = D

£995,000

INTRODUCTION

Welton Garth is a fine seven bedroomed detached residence and one of the most important buildings being Grade II listed and within Welton's conservation area. With it's origins believed to have been in the mid 1700's, the property was formally 3 cottages which were converted into one house in the early 1800's by a Hull merchant. Over its interesting history, the property has also been a doctors surgery, offices and once again residential with the current owners tastefully and painstakingly restoring it to what is a beautiful family home. The property exudes great character and retains many magnificent period features complimented by an array of modern fittings. The accommodation is depicted on the attached floorplan and is arranged over 3 floors extending to around 6,500sq. ft. of living space. There are up to 7 bedrooms which are complimented by four reception areas providing much versatility of use. Features include an exquisite entrance hall with galleried landing above, a formal drawing room and a blue room with central fireplace, rear conservatory, cosy lounge, beautiful dining room and a large kitchen with stunning granite work surfaces. The overall plot extends to approximately a 3rd of an acre having a wide frontage to Cowgate. Access to the side across a courtyard leads up to the rear entrance gates which opens to a gravelled forecourt providing plenty of parking and turning plus access to the garage complex which affords two open bays and a lockable side garage store. There is also an electric vehicle charging point. The formal grounds are a delight and incorporate an extensive paved patio, lawn beyond and raised planters.



LOCATION

The property lies within the conservation area of the stunning Welton village with its picturesque centre clustered around the beautiful 11th century St. Helens church and pond with a stream running down from Welton Dale. The village of Welton lies at the foot of the Yorkshire Wolds, some 10 miles to the west of Hull City Centre. The property is ideal for the commuter as it provides immediate access to the A63 leading into Hull City Centre to the east or the national motorway network to the west. There is also a mainline railway station with a regular service to London's Kings Cross situated in the neighbouring village of Brough. Good shopping including several supermarkets, well reputed schooling and general amenities are available in the surrounding area and the location is a gateway to many beautiful countryside walks. Primary schools are located in Welton and Brough with the highly regarded secondary school South Hunsley in the neighbouring village of Melton. Private schooling is also available in the area including Hymers College, Tranby and Pocklington. The village also has a public house, The Green Dragon, which serves food, has rooms and is reputed to have a connection with Dick Turpin, the infamous highwayman.

Hull - 10 miles approx.

York - 31 miles approx.

Leeds - 51 miles approx.

ACCOMMODATION

A timber gabled porch with trellised sides, extends to a projecting brick porch. Residential entrance door to:



ENTRANCE HALLWAY

15'7" x 14'2" approx (4.75m x 4.32m approx)
 Having a beautiful winding staircase with polished hand rail up to a galleried landing above. A chamfered window to the rear conservatory. There is an angled chimney breast housing a feature fire place with cast grate. A door to the rear of the stairs provides access down to the cellar.



BLUE ROOM

19'10" x 20'3" approx (6.05m x 6.17m approx)
 Into a deep bay window with panelled window casement. The focal point of the room is a feature fire surround housing a dual aspect log burner. There is moulded coving and a ceiling rose, original hardwood flooring and two pairs of chamfered double doors leading out to the conservatory.





FIRE



DRAWING ROOM

20'0" x 25'9" approx (6.10m x 7.85m approx)

Into bay window to rear elevation with attractive arched sash windows overlooking the rear garden. There is also an external door leading out to the garden and an internal door through to the conservatory. This room has a dual aspect log burner with a feature fire surround, a ceiling rose and attractive strip wood flooring.



LOUNGE

25'3" x 12'6" approx (7.70m x 3.81m approx)

With windows to both front and side elevations. The room is currently used as an informal lounge/playroom.



KITCHEN

19'6" x 14'0" approx (5.94m x 4.27m approx)

The heart of the home, this stunning kitchen has an array of classic style fitted units and central island, both with a beautiful granite work surfaces with profiled edging. There is a double Belfast style sink with mixer tap, freestanding range cooker with extractor hood above, integrated dishwasher, larder fridge and larder freezer. Windows look out to the side and rear elevations and an archway opens through to the dining room.



DINING ROOM

19'5" x 15'3" approx (5.92m x 4.65m approx)

With rounded bay window and fixed seating which overlooks the rear garden. Inset display cabinet to one wall.



DINING ROOM BAY WINDOW



UTILITY ROOM

11'7" x 9'2" approx (3.53m x 2.79m approx)

With fitted shaker style units, timber work surfaces, Belfast sink with mixer tap, plumbing for automatic washing machine and space for a dryer.



W.C.

A modern cloakroom with fitted cabinet housing a wash hand basin and concealed flush W.C., heated towel rail, tiled flooring.

REAR BOOT ROOM

With external access door to rear.

INNER HALLWAY

Circulation space linking many of the living areas. Situated off is a further hallway with a secondary staircase leading up to the first floor.



FIRST FLOOR

GALLERIED LANDING

A beautiful space with windows to both front and rear elevations.



BEDROOM 1

15'10" x 19'8" approx (4.83m x 5.99m approx)
Into rounded bay window overlooking the rear garden. Modern fitted wardrobe with sliding mirrored fronts.



EN-SUITE SHOWER ROOM

With suite comprising a large shower enclosure with both a rainhead and handheld shower system, wash hand basin upon an oak cabinet, low level W.C., tiling to the walls and floor.



BEDROOM 2

20'9" x 20'4" approx (6.32m x 6.20m approx)
Into angled bay window to front elevation. This stunning room has windows to both front and rear elevations.



BEDROOM 3

17'4" x 13'6" approx (5.28m x 4.11m approx)
With windows overlooking the front.



EN-SUITE SHOWER ROOM

With suite comprising low level W.C., shower enclosure, wash hand basin on oak cabinet, tiled surround and flooring. The room is also accessible from the inner landing.



BEDROOM 4

11'9" x 11'6" approx (3.58m x 3.51m approx)

With both a bedroom and nursery/dressing area. Windows overlook the rear garden and there is a built in wardrobe. There is also a large storage cupboard.



BATHROOM

11'5" x 12'1" approx (3.48m x 3.68m approx)

A striking bathroom featuring an oval freestanding bath, concealed flush W.C. and wash hand basin upon cabinet with marble top, tiling to the floor, heated towel rail.



SECONDARY LANDING



BEDROOM 5

16'2" x 12'10" approx (4.93m x 3.91m approx)

BEDROOM 6/CINEMA ROOM

15'2" x 13'10" approx (4.62m x 4.22m approx)
Window overlooking the rear garden.



BEDROOM 7

17'0" x 13'1" approx (5.18m x 3.99m approx)
With window to side elevation. This room can also be accessed by a secondary staircase.



STORE ROOM 1

21'6" x 11'0" approx (6.55m x 3.35m approx)
A very useful space with further door into:

STORE ROOM 2

15'3" x 14'8" approx (4.65m x 4.47m approx)

OUTSIDE

The overall plot extends to approximately a 3rd of an acre having a wide frontage to Cowgate. Access to the side across a courtyard leads up to the rear entrance gates which opens to a gravelled forecourt providing plenty of parking and turning plus access to the garage complex which affords two open bays and a lockable side garage store. There is also an electric vehicle charging point. The formal grounds are a delight and incorporate an extensive paved patio, lawn beyond and raised planters.



GARAGE



REAR VIEW



CENTRAL HEATING

There is a central heating system to radiators served via two recently installed gas fired boilers.

WINDOWS

The windows are predominantly sash which are themselves majority secondary glazed.

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.









