

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*Hope Cottage Great Gutter Lane East, Willerby, East Yorkshire, HU10 6DE*

- 📍 Period Property
- 📍 Six Bedrooms
- 📍 Well Proportioned
- 📍 Council Tax Band F
- 📍 Outstanding Kitchen
- 📍 South Facing Gardens
- 📍 Double Garage
- 📍 Freehold/EPC = D

**£725,000**

## INTRODUCTION

Hope Cottage is a simply beautiful period property, exquisitely presented and beautifully proportioned complemented by a delightful south facing garden. Bursting with character, the original detached Victorian cottage has over the years been significantly extended to create a fabulous family home extending to over 2,600 square feet over two floors. The current owners have lavishly and sympathetically refurbished the property in more recent times, having a keen eye for detail and style which also affords the luxuries of modern living. The property enjoys a private setting with attractive and mature gardens extending to the south. There is also a rear courtyard. An automatic gated entrance opens to the parking courtyard and double garage. The accommodation is depicted on the attached floor plan and comprises an inviting entrance hall which features a period entrance door understood to have been reclaimed from a pub in Ireland! There are two lovely reception rooms, together with a dayroom, which is open plan in style through to the outstanding kitchen. With its beautiful marble surfaces imported from America, the kitchen has an extensive range of fitted units, a range of appliances and a fitted bar to one wall plus bi-fold doors open out to the courtyard. There is also a utility room and downstairs WC. At first floor the split level landing provides access to all six bedrooms, shower room and the dressing room. The principal bedroom has the added luxury of a large en-suite and bedroom three also has an en-suite. In all, a wonderful property of which early viewing is an absolute must.

## LOCATION

The property stands in a private plot along Great Gutter Lane East next to its junction with Victoria Avenue. Willerby is one of the area's most popular residential districts situated on the western side of Hull. The immediate villages of Willerby, Kirk Ella and Anlaby offer an excellent range of shops, recreational facilities and amenities in addition to the well reputed schooling. Willerby Shopping Park is within walking distance, and a number of supermarkets are to be found nearby. The newly refurbished Haltemprice Community and Sports Centre is easily accessible and the property is conveniently placed for Hull City Centre, the Humber Bridge, the nearby towns of Cottingham and historic market town of Beverley, in addition to convenient access leading into the A63/M62 motorway network.

## ACCOMMODATION

A recessed entrance porch has a stunning period entrance door complete with etched glazing which opens to:



## ENTRANCE HALLWAY

An inviting hallway with staircase leading off up to the first floor, geometric tiling to the floor.



## WC

WC, wash hand basin, part panelling to the walls and geometric tiled flooring.

## DRAWING ROOM

26'4" x 13'1" approx (8.03m x 4.01m approx)

Extending to 16'4" into deep bay window overlooking the gardens to the south. There are further windows with French doors opening to a south facing terrace which has an awning above. A beautiful carved fire surround with marble fireplace housing an open fire.



## SITTING ROOM

13'1" x 16' approx (3.99m x 4.88m approx)

Into deep bay window to the south elevation with double doors leading out to the garden. The focal point of the room is a feature fire surround with beautiful cast grate, marble hearth and back plate. Coving to ceiling and ceiling rose.



## DAY ROOM

13'8" x 12' approx (4.17m x 3.66m approx)

A lovely cosy space to relax in. Window to side elevation. This room is open plan in style through to the:



## KITCHEN

23'9" x 13' approx (7.24m x 3.96m approx)

A stunning kitchen which has an extensive range of shaker style light grey coloured units with contemporary handles. Features include a grand island with an exquisite marble surround which has been imported from America and incorporates an under-counter sink complete with mixer tap with instant hot water setting, induction hob with built-in pop-up vacuum extractor and dishwasher. Further appliances include twin ovens, larder fridge, freezer. There is also an American style breakfast cupboard. To one wall is a fitted bar area complete with wine chiller and shelving. Part of the kitchen is an orangery style featuring a 1.5m wide 'gold' droplet chandelier and a beautiful lantern light above allowing light to flood in. Bi-fold doors open out to the rear courtyard.



## KITCHEN



## KITCHEN



## VIEW FROM KITCHEN



## KITCHEN LANTERN



## REAR LOBBY

With internal door to the garage and door to:

## UTILITY ROOM

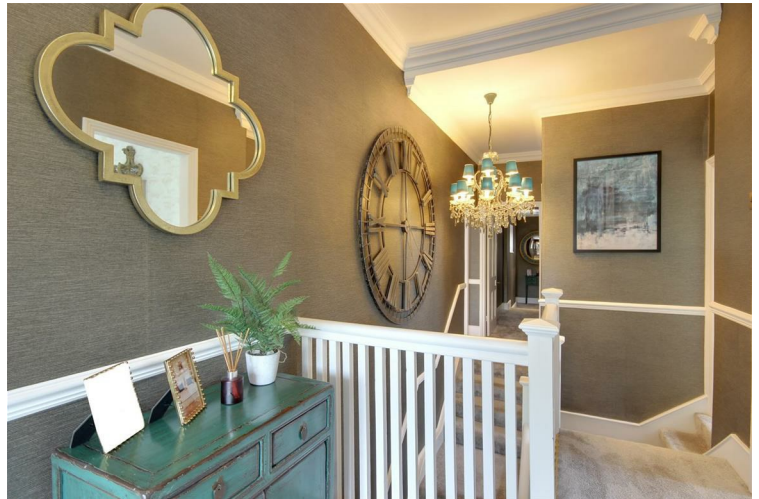
10' x 4'5" approx (3.05m x 1.35m approx)

Having a range of fitted units, work surfaces, ceramic sink and drainer and plumbing for automatic washing machine and space for further appliances.

## FIRST FLOOR

## LANDING

A split level landing with Oriel style window to front elevation.





## BEDROOM 1

13'2" x 12'10" approx (4.01m x 3.91m approx)  
With window to the south overlooking the gardens.



## EN-SUITE BATHROOM

13'2" x 12'5" approx (4.01m x 3.78m approx)  
Having an elegant bathroom featuring a claw footed bath with mixer tap, classic style high flush WC, wash hand basin and shower cubicle. There is also fitted wardrobe and a window overlooks the gardens to the south.



## BEDROOM 2

13'2" x 13'2" approx (4.01m x 4.01m approx)  
With window overlooking the gardens to the south and a further window to the side, vanity wash hand basin and fitted wardrobe.



## BEDROOM 3

16'8" x 10' approx (5.08m x 3.05m approx)  
With two windows to side elevation.



## EN-SUITE SHOWER ROOM

With contemporary suite comprising large shower cubicle and wash hand basin. Tiling to the walls and floor, and heated towel rail.



## BEDROOM 4

13' x 11'6" approx (3.96m x 3.51m approx)  
With windows to north and west elevations.



## BEDROOM 5

16'10" x 10'6" approx (5.13m x 3.20m approx)  
With two windows to the west elevation.



## BEDROOM 6

Currently used as a dressing room with hanging facilities and shelving. Window to east elevation.



## SHOWER ROOM

With suite comprising a large shower enclosure, wash hand basin, tiling to the walls and floor, heated towel rail.



## SEPERATE WC

With low level WC.

## OUTSIDE

The property occupies a private and predominantly south facing plot situated along Great Gutter Lane East next to the junction with Victoria Avenue. The main gardens extend to the south and are bursting with attractive features. Lawns are interspersed with heavily stocked borders full of specimen shrubs and planting. A terrace lies directly to the south of the drawing room and has an awning above to provide shade. The borders feature a selection of mature trees and hedges which provide great seclusion. Directly to the rear of the house is a courtyard style area with raised paved terrace which is ideal to relax or entertain on.

The property fronts Great Gutter Lane East, so with access both pedestrian and vehicular from the adjacent Victoria Avenue. An automated double timber gate opens to the block set driveway providing parking and access to the double garage.



## GARDEN



## COURTYARD

## GARAGE

17'1" x 17' approx (5.21m x 5.18m approx)

The garage measures approximately 17'1" x 17' with an automated up-and-over entry door. The garage houses the gas fired central heating boiler.

## CENTRAL HEATING

The property has the benefit of gas fired central heating to radiators.

## GLAZING

The property has a mix of glazing from single glazed sash windows through to a selection of uPVC framed double glazed units.

## 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

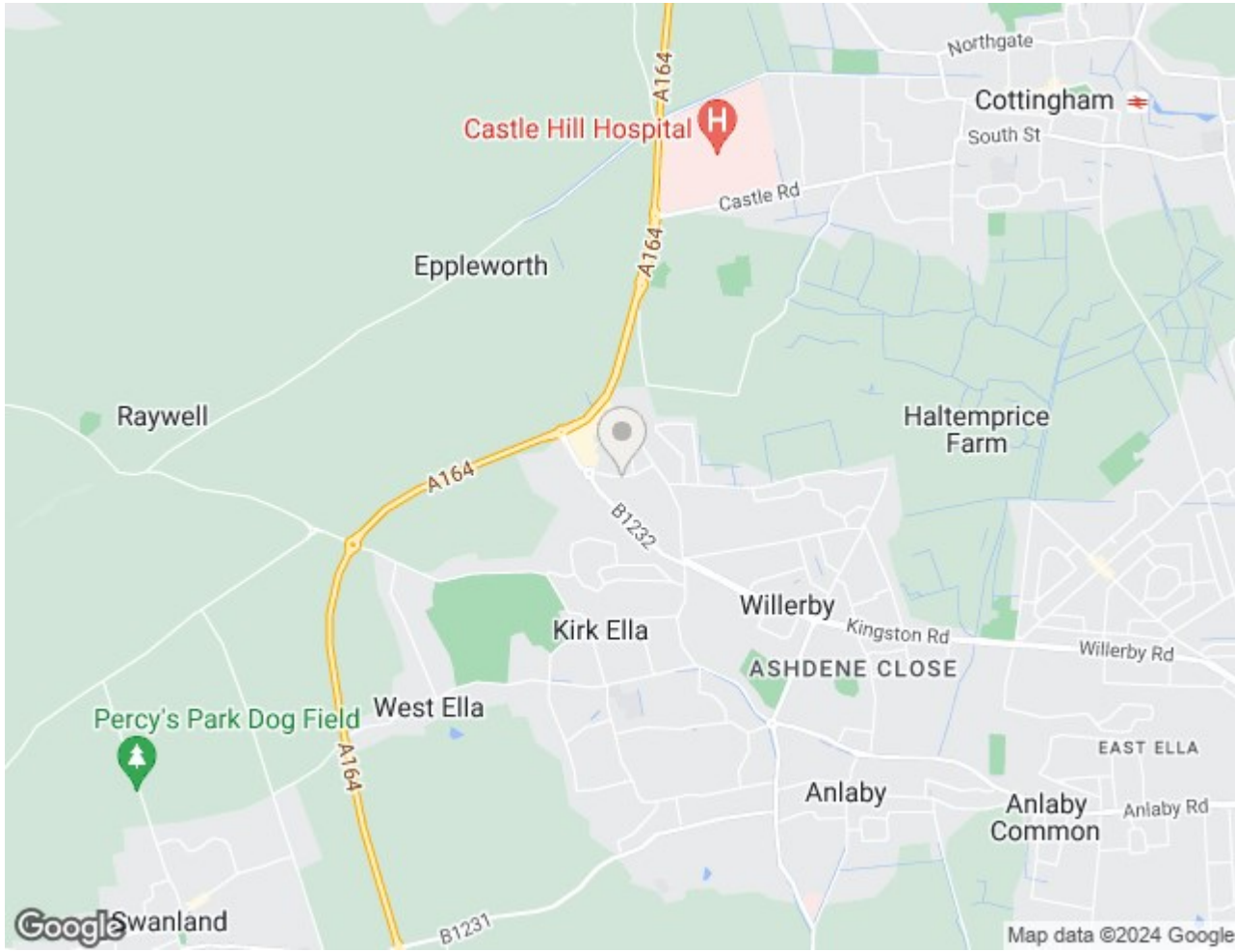
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 284.9 sq. metres (3067.0 sq. feet)

