

THE ANCIENT MANOR HOUSE, WEST ELLA ROAD,
WEST ELLA, HU10 7SD



£1,850,000

Matthew
Limb
MOVING HOME



The Ancient Manor House

West Ella Road, West Ella, East Yorkshire, HU10 7SD

In the agents opinion, one of the most beautiful properties to enter the open market in recent years.



Discreetly located at the bottom of a private lane, this stunning home is surrounded by delightful grounds which create a parkland setting. Believed to have been rebuilt in 1753 on the site of a former Manor House, the property has a Grade II listing for its Architectural and Historic interest. There is an abundance of period features including beamed ceilings and lattice style windows, which are synonymous with West Ella village itself.

Sympathetically modernised, the accommodation extends to around 4,000 sq. ft. over two floors and blends charm and character with cosy rooms, large reception areas and open plan spaces. The living space is centred around a fabulous entrance reception with galleried landing above.

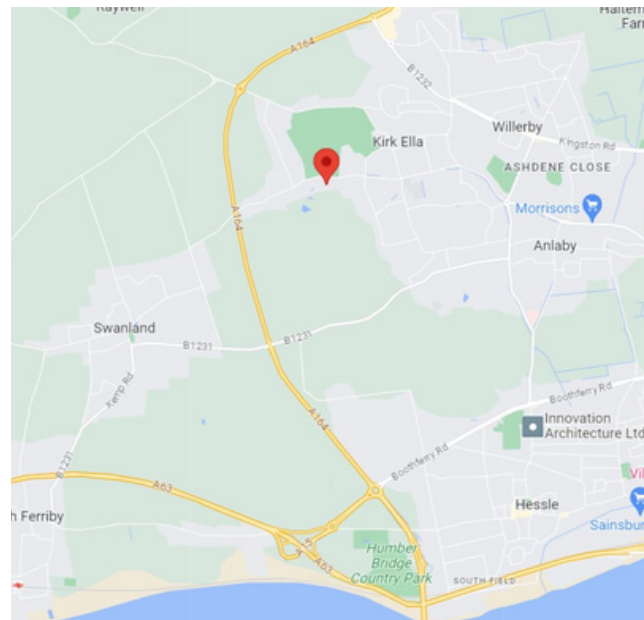


A superb separate swimming pool complex has been designed to reflect the character of the house which is combined with a contemporary twist of glazed windows providing views across the garden and a beautiful vaulted oak roof.



At A Glance

- Prestigious period property
- Grade II listed for architectural interest
- Over 4,000 square feet of accommodation
- Tremendous Character
- Sumptuous fittings
- Great living space
- 5 Bedrooms
- 3 Bath/Shower rooms
- Fabulous entrance hall and galleried landing
- Stunning swimming pool complex
- Triple Garaging with room over
- Beautiful grounds of around two thirds of an acre



Communications

- Main bus route approx 50 metres
- Humber Bridge approx. 4 miles
- Hull City Centre Approx 6 miles
- Beverley approx. 8 miles
- York approx. 32 miles
- Leeds approx. 56 miles
- A63 approx 4 miles
- Railway Stations: Brough approx. 8 miles
Hull approx 5 miles
- Humberside Airport 16 miles

ACCOMMODATION

Gothic style double oak doors open to the:

ENTRANCE VESTIBULE

With a flagged paved floor. Internal door opens to:

ENTRANCE RECEPTION

A wonderful space in the centre of the house featuring a beautiful Georgian style staircase with polished handrail leading up to the galleried landing above. There is a quality wood flooring and moulded coving.

CLOAK ROOM

With fitted coats cupboard.

W.C.

A contemporary suite comprising a designer Sottini champagne bucket style wash hand basin, concealed flush W.C.. There is tiling to one wall above the wash hand basin with illuminated mirror fixed to the wall. Heated towel rail and tiled flooring.

INNER LOBBY

Providing a stunning view to the gardens to the east elevation and a wide archway provides access to the living room.

LIVING ROOM

A particularly spacious room having two elevations overlooking the gardens. There is a bay window and double doors to the south which open out to the terrace. The focal point of the room is a feature fire surround with cast open fireplace.

Double doors from the inner corridor also open to the library.

Library

A quiet space with bay window overlooking the gardens to the east, complimented by a window to the north. To one end of the room stands a cast fire surround with inset grate upon a tiled hearth which is flanked by fitted bookshelves extending to the alcoves and return.

Study

Currently fitted with a range of cupboard doors and a glass topped desk. A Yorkshire sash window overlooks the gardens to the south.



Kitchen

Complete with an extensive range of contemporary units and central island. The kitchen features Corian tops with moulded twin sinks complete with InSinkErator and a Quooker instant hot water tap. There is a gas fired AGA being the heart of the kitchen plus an integrated microwave, dishwasher and fridge. Windows provide views to the west and north elevations. A secondary staircase leads from the kitchen up to the first floor landing. A cross beam with a wide opening links the kitchen through to the day room area.

Day Room

Situated between the dining room and kitchen, this cosy space has a lattice window to the west elevation, feature fire grate, wood flooring and a high level TV point. A wide opening provides access through to the dining room.

Dining Room

Situated to the south west corner of the house, this lovely room is steeped in character with beams to the ceiling and bay window to the south elevation plus a window to the west. A tiled floor extends throughout and there is a contemporary style eye-level log burner inset into the chimney breast.

Utility Room

With plumbing for automatic washing machine and space for further appliances. A pull up hatch, opens to a staircase which leads down to a cellar, ideal for wine storage etc.





First Floor

Galleried Landing

A simple stunning space with a gallery above the entrance reception. A feature gable alcove with windows to the side provide views to the north. Set within the ceiling is an octagonal domed skylight. A bedroom corridor is complete with a square domed skylight. Off the landing is an airing cupboard and a linen cupboard.

Bedroom 1 Suite

Entrance Lobby

Bedroom Area

A relaxing space situated to the south east corner of the house with windows to both elevations. A range of modern wardrobes extend to one wall and there is an attractive cast fireplace to the chimney breast.

En-suite Shower Room

A large en-suite features a circular stone wash hand basin housed upon a cabinet, concealed flush W.C., large "walk in" shower area with glazed partition. Cylinder cupboard to corner.

Bedroom 2

Window to the east elevation. This room lies adjacent to a dressing room and bathroom.

Dressing Room/Bathroom To Bed 2

Situated opposite the main bedroom is the dressing room which is extensively fitted with wardrobes to one wall. There is a tiled floor. Directly accessed from the dressing room is a private bathroom area. Complete with a freestanding Sottini bath, low level W.C., circular wash hand basin housed upon a cabinet with a tiled wall behind and a wall mounted mirror.



Bedroom 3

Situated to the south west corner of the house, with windows to both elevations. Again a lovely room with beams. A chimney breast houses a period cast fireplace and is flanked by fitted wardrobes plus there is a matching dressing table.



Bedroom 4

Another double bedroom with windows to the north and west elevations. There is an excellent range of wardrobing and a period fireplace to the chimney breast. Wide plank flooring.



Bedroom 5

A double bedroom with window overlooking the garden to the south. With a range of fitted fun wardrobes and drawers.



Bathroom

A good sided room with suite comprising a freestanding slipper style bath with tap stand, concealed flush W.C., "walk in" shower area with glazed partition, circular wash hand basin upon cabinet, heated towel rail.



Outside

The Ancient Manor House occupies an overall plot of approx. two thirds of an acre which is an absolute delight. Enjoying a mature setting, with trees, shrubbery and landscaping, all of which create a private parkland environment adjacent to White Walk Spinney. A cobbled set driveway provides excellent parking and access to the garage complex. The formal gardens extend principally to the south and are full of interest. Formal lawns are complimented by thoughtful planting of shrubs, grasses and box hedging. Directly to the rear of the house lies a south facing paved terrace with a path which leads onwards to the swimming pool complex. To the east of the house is a lovely sunken garden area, being a real sun trap and there is a wrought iron rose covered walkway and cottage garden behind.



Garage Complex

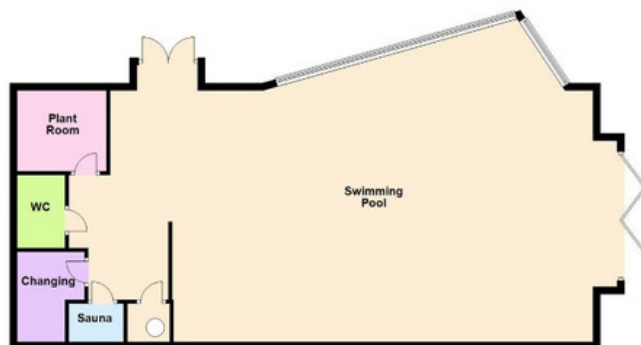
A detached barn style garage complex has three sets of opening doors to the ground floor. Internally the garage measures approximately 29'3" x 17'4" and also has plumbing for an automatic washing machine and space for further appliances. An external staircase leads up to the loft room, measuring approximately 29'3" x 18'0" with an open vaulted roof and a series of windows and skylights.



Swimming Pool Complex

A stunning building of modern construction yet complimenting the style of the main house. Double doors open to the pool area which is particularly impressive having a vaulted ceiling with exposed oak beams. The main building measures approximately 52'0" x 23'0" plus has a contemporary angled glazed projection which provides some lovely views of the garden from within the pool. The heated pool is surrounded by travertine tiling and bi fold doors open out to a relaxing terrace. The pool complex is complete with a changing room, W.C., sauna and plant room.





Total area: approx. 509.6 sq. metres (5485.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE
Freehold

COUNCIL TAX BAND
From a verbal enquiry we are led to believe the Council Tax Band for the property is Band G. We would recommend a purchaser make their own enquiries to verify this.

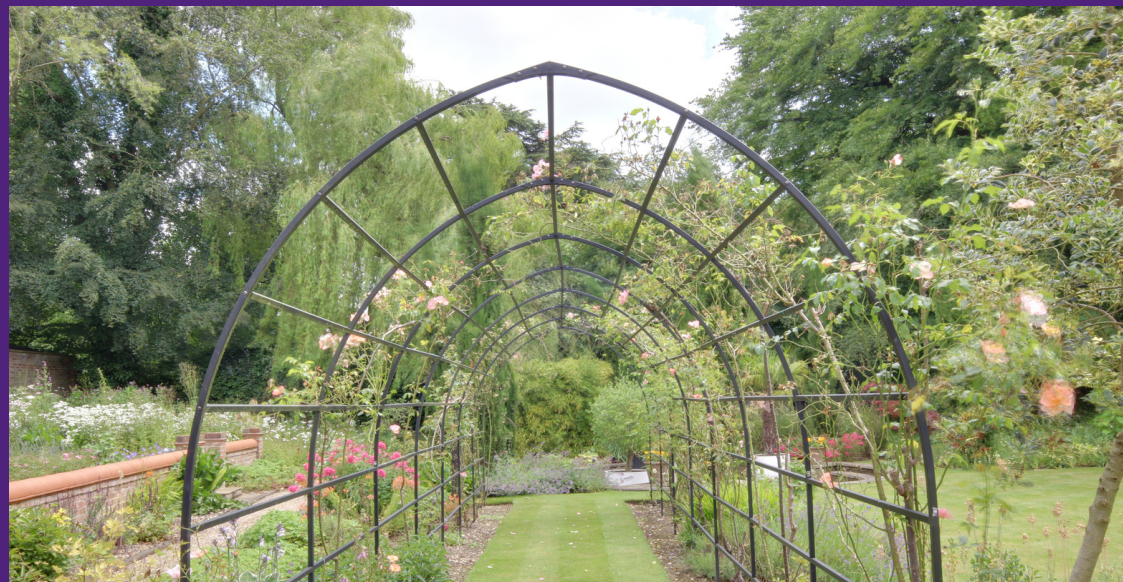
FIXTURES & FITTINGS
Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the 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.



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