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Matthew
Limb
MOVING HOME



High Cedars, 22 Tranby Lane, Swanland, East Yorkshire, HU14 3NB

- 📍 Prime Location
- 📍 Outstanding Detached House
- 📍 South Facing Garden
- 📍 Council Tax Band = G
- 📍 4 Bed/3 Baths
- 📍 Games Room
- 📍 Double Garage
- 📍 Freehold/EPC = D

£925,000

INTRODUCTION

Standing in one of the most desirable locations in Swanland is this outstanding detached period property full of character and many attractive features. Having a twin gated entrance the property is well set back from the road and has a series of three fine cedar trees standing to the front. Excellent parking is available together with a large double garage plus further parking to one side of the house. The established rear garden enjoys a southerly aspect with extensive paved terrace and lawn beyond. The beautifully appointed accommodation is arranged over two floors, as depicted on the attached floor plan, providing generous proportions and flexibility plus further potential. First impressions count and you can't fail to be impressed by the stunning entrance reception with its fireplace and turning staircase leading up to the galleried landing. There are two fine reception rooms overlooking the garden plus a useful study/snug. The breakfast kitchen has a host of integrated appliances and a gas fired aga. There is also a significant Amdega conservatory installed. The ground floor is completed by a utility room, and secondary entrance with an additional staircase leading up to the games room. The games room itself extends above the large double garage and is an ideal place for a variety of purposes such as home office, further bedroom, fitness suite etc. Upon the first floor is a stunning galleried landing which provides access to all four double bedrooms, the main two of which lie to the rear and are complete with en-suite facilities. There is also a superb stylish bathroom plus additional separate WC.

In all a fine home of which early viewing is strongly recommended.

LOCATION

The property stands on the south side of one of the most highly regarded street scenes in the region which comprises many fine homes. The sought after West Hull village of Swanland has an attractive centre clustered around the village pond where a number of shops can be found including a chemist and convenience store with post office, all within walking distance. There are a number of general amenities and recreational facilities such as a tennis and bowls club and a children's playing field. Swanland's outstanding primary school lies nearby as does a well regarded pre school. Secondary schooling is available at South Hunsley in Melton. A number of public schools are also accessible including Tranby, Hymers College and Pocklington. Convenient access to the A63 leads to Hull City Centre to the east or the national motorway network to the west. A mainline railway station lies approximately 15 minutes driving distance away in Brough with regular inter city connections to London Kings Cross in around 2.5 hours.

ACCOMMODATION

A pillared stone porch has double opening doors to the entrance vestibule.

ENTRANCE VESTIBULE

Internal door to reception hallway.

RECEPTION HALLWAY

19'1" x 22'2" max approx (5.82m x 6.76m max approx)
A simply stunning entrance hall. Features include an impressive turning staircase leading up to the galleried landing above, chimney breast with log burner upon a marble hearth with oak lintol above, moulded coving, picture rail and oak flooring. Window to front elevation.



LIVING ROOM

18' x 16' approx (5.49m x 4.88m approx)
plus angled deep bay window to the south west corner. Chimney breast housing a feature limestone fireplace with wood burning stove. Double doors opening out to the rear terrace.



DINING ROOM

16' x 18' approx (4.88m x 5.49m approx)
Extending to 23' into deep bay window to the south elevation.

A beautiful room with oak flooring and moulded coving. Internal door through to conservatory.



CONSERVATORY

26' x 19' approx maximum measurements (7.92m x 5.79m approx maximum measurements)

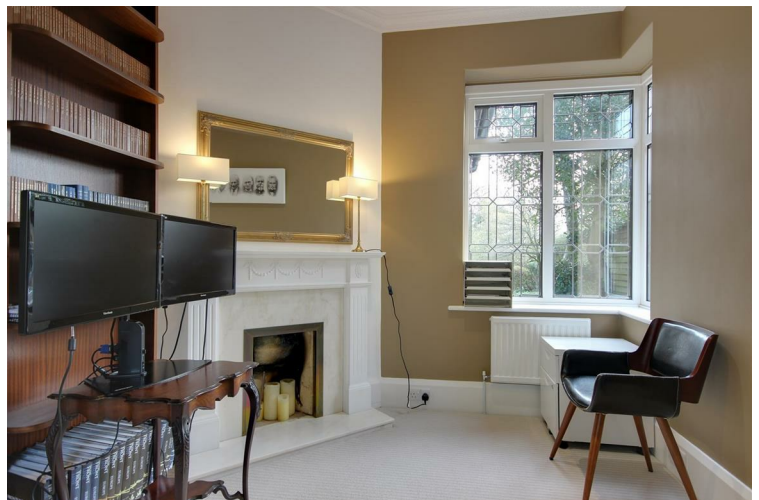
This Amdega built conservatory is generously proportioned and has radiators installed for all year round use. There is an access door to one side and double doors opening out to the rear terrace.



STUDY/SNUG

12'1" x 12'10" approx (3.68m x 3.91m approx)

A cosy study with windows to both front and rear elevation. An angled fireplace has a feature fire surround with marble hearth and back plate. Attractive fitted book shelving.



BREAKFAST KITCHEN

19'2" x 14'1" approx (5.84m x 4.29m approx)

With an extensive range of fitted units, central island, Corian work surfaces and a particular feature is the gas fired Aga (part controllable). There is a double under-counter sink with mixer tap, integrated Neff double oven, dishwasher, larder fridge, larder freezer. Tiling to the floor and window to the front elevation.





UTILITY ROOM

7'9" x 8'4" approx (2.36m x 2.54m approx)

With matching units, under-counter sink with mixer tap, plumbing for a washing machine and dishwasher and space for a further appliance.

INNER LOBBY

Accessed from both the utility room and also providing internal access through to the garage. Fitted cupboards.

SIDE LOBBY

Accessed via the front driveway this secondary entry point is ideal for day to day use. There is also a staircase leading up to the games room.

FIRST FLOOR

GALLERIED LANDING

20'1" x 19'1" approx (6.12m x 5.82m approx)

With window to front elevation. A beautiful space with window to front elevation. Airing cupboard to corner with shelving and housing the hot water tank.



BEDROOM 1

18' x 16' approx (5.49m x 4.88m approx)

Plus an angled deep bay window to the south west corner of the room, further window to the rear. Range of fitted wardrobes.



EN-SUITE BATH/SHOWER ROOM

With suite comprising low level WC, wash hand basin, bath and separate shower enclosure.



BEDROOM 2

16'1" x 14'10" approx (4.90m x 4.52m approx)
Plus deep bay window to the south elevation.



EN-SUITE SHOWER ROOM

A beautifully appointed room with fitted cabinet housing twin circular wash hand basin, large shower area with glazed partition and a rain head and handheld shower system, low level WC. Tiled surround, tiling to the floor and heated towel rail.



BEDROOM 3

14'1" x 11'2" approx (4.29m x 3.40m approx)
With fitted wardrobes. Window to front elevation.



BEDROOM 4

17'9" x 8' approx (5.41m x 2.44m approx)
Plus recess with shelving and hanging facility. Window to front elevation. Fitted cabinet housing designer wash hand basin.



WC

With low level WC.

HOUSE BATHROOM

With stunning contemporary suite comprising a low level WC, designer wash hand basin upon a plinth, oval shaped bath, shower cubicle with rain head and handheld shower system. Tiled surround and tiling to the floor, heater towel rail.



GAMES ROOM

26'3" x 11'2" approx (8.00m x 3.40m approx)

Accessed via the secondary staircase. This superb space is ideal for a variety of purposes and has windows to both front and rear elevations.



GROUNDS

The property occupies a prominent position on the south side of Tranby Lane. Twin automated gates open to an extensive block set driveway and forecourt which provides excellent parking facilities. There is a central lawn with three fine cedar trees being a particular feature. There is an attached double garage to one side of the house with an automated up and over entry door and to the other side pillars and gates open to a further block set hard standing area for a vehicle. The rear garden is southerly facing and a paved Yorkstone patio extends across the rear of the house with direct access from a conservatory and living room. Steps lead down to a lawn bounded by mature trees and shrubbery which provide seclusion.



REAR VIEW OF PROPERTY



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.

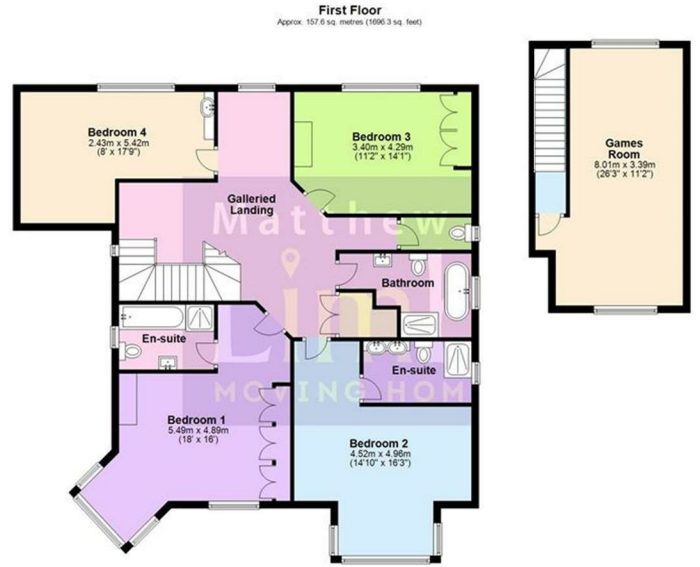
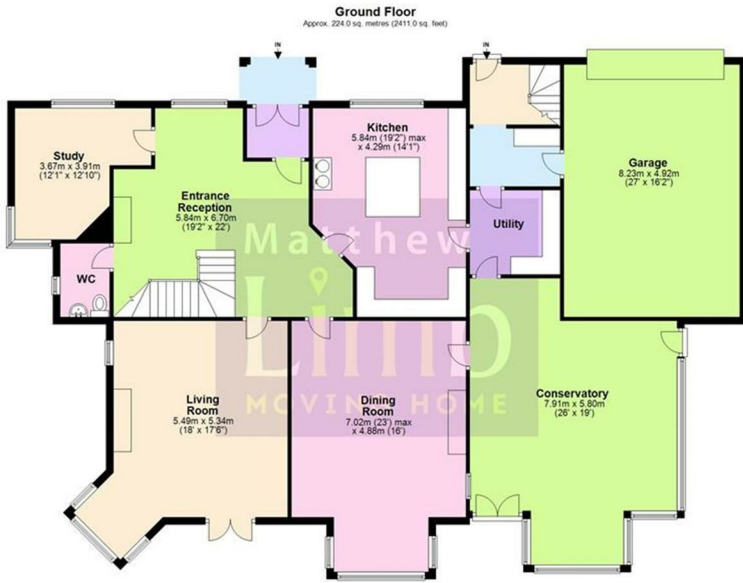
PHOTOGRAPH DISCLAIMER

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.





Total area: approx. 381.6 sq. metres (4107.3 sq. feet)

