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Matthew  
**Limb**  
MOVING HOME



*The Gate House, Hall Park, Swanland, East Yorkshire, HU14 3NL*

- 📍 Stunning Detached Property
- 📍 Truly Individual
- 📍 Bursting with Appeal
- 📍 Council Tax Band = F
- 📍 4 Beds/3 Baths
- 📍 Beautiful Sunny Garden
- 📍 Exclusive Location
- 📍 Freehold/EPC = C

**£670,000**

## INTRODUCTION

We are delighted to offer for sale The Gate House on the exclusive street scene of Hall Park, situated off Tranby Lane. This stunning property is truly individual and has been beautifully designed to create a home of great appeal with a plethora of features. The property was built in the mid 1990's to mimic a Gate House for the nearby Swanland Hall which still stands today and adds to the grandeur of the surrounding environment. The accommodation extends over two floors to nearly 2,500sq. ft. and is complimented by delightful grounds which themselves enjoy a sunny aspect and have been attractively landscaped over the years to provide many areas of interest. In brief, the accommodation comprises a lovely entrance hall/reception, study, large living room with doors out to the garden, fitted kitchen and fabulous orangery with bi fold doors and a log burner. The ground floor is completed by a cloaks/W.C., utility room and rear lobby. At first floor are 4 good bedrooms, two of which are en-suite with a spacious bathroom serving the remainder. Gas fired central heating and uPVC double glazing are installed. Overall, the plot extends to approximately 0.19 acre. A driveway provides parking for two cars and access to the large garage. The stunning gardens extend to the south and west of the dwelling having been thoughtfully landscaped over the years combining lawns, paved terraces and mature borders. There is also a summerhouse located to one corner and a useful garden shed.

## LOCATION

Hall Park is an exclusive and a particularly attractive cul-de-sac situated to the eastern fringe of the village off Tranby Lane. Swanland has an attractive village centre where a number of shops are to be found including a convenience store/post office, butcher, chemist and coffee shop. There are a number of amenities and recreation facilities such as a tennis and bowls clubs. The village also has a well reputed primary school with secondary schooling at nearby South Hunsley. A number of public schools are also available such as Tranby, Hessle Mount and Hymers College. Convenient access is available to the A63 leading into Hull City centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 minutes driving distance away at Brough which provides a regular service to London Kings Cross.

## ACCOMMODATION

Residential entrance door to:



### *ENTRANCE HALL/RECEPTION*

A lovely entrance hallway providing access to the principal rooms and featuring curved walls and a staircase leading up to the first floor.



### *CLOAKS/W.C.*

With low level W.C., wash hand basin, tiling to the floor, heated towel rail.

### *LIVING ROOM*

30'9" x 11'7" approx (9.37m x 3.53m approx)

A great space to relax or entertain in. Currently the room has areas for settees, dining suite and a study. Windows overlook the rear garden and double doors open out to the terrace. There is a period fire surround with cast and tiled fireplace and open fire.





## STUDY

12'6" x 8'10" approx (3.81m x 2.69m approx)  
Three windows to front and side elevations.



## KITCHEN

18'1" x 12'1" approx (5.51m x 3.68m approx)  
The kitchen has an extensive range of fitted units with granite work surfaces and a breakfast bar area. There is an undercounter one and a half sink with mixer tap, integrated oven, 4 ring gas hob with extractor hood above, plumbing for a dishwasher. Tiling to the floor, windows to front and side elevations. A wide opening leads through to the orangery.





### ORANGERY

18'4" x 13'7" approx (5.59m x 4.14m approx)

A fabulous room which brings the "outdoor in". Picture windows overlook the garden and to the south elevation, bi fold doors open out to the terrace. A log burner is situated to one corner of the room and there is an attractive tiled floor with a large lantern light above.



### UTILITY AREA

With fitted units, sink and drainer, plumbing for automatic washing machine, tiling to the floor. This room opens through to a rear lobby which has access out to the garden. The utility room also has an internal door through to the garage.

### FIRST FLOOR

#### LANDING

A delightful landing with a feature central chimney breast running up from floor to ceiling.



### *BEDROOM 1*

18'1" x 11'6" approx (5.51m x 3.51m approx)

With both fitted and built in wardrobes. A window overlooks the rear garden.



### *EN-SUITE SHOWER ROOM*

With low level W.C., wash hand basin in cabinet, shower enclosure, tiled surround, heated towel rail. A cupboard is situated off housing the gas fired central heating boiler.



### *BEDROOM 2*

14'0" x 12'2" approx (4.27m x 3.71m approx)

Extending to 19'4" approx.. A window overlooks the rear garden. Fitted wardrobe.





### EN-SUITE BATHROOM

With suite comprising low level W.C., wash hand basin and bath with shower attachment.



### BEDROOM 3

14'1" x 10'6" approx (4.29m x 3.20m approx)  
With window to front elevation, fitted wardrobing.



### BEDROOM 4

15'5" x 11'4" approx (4.70m x 3.45m approx)  
Window to front, fitted wardrobing.



## BATHROOM

10'7" x 7'10" approx (3.23m x 2.39m approx)

Featuring an encased bath, low level W.C., pedestal wash hand basin, large shower enclosure, tiling to the walls and floor.



## OUTSIDE

Overall, the plot extends to approximately 0.19 acre. A driveway provides parking for two cars and access to the large garage. The stunning gardens extend to the south and west of the dwelling having been thoughtfully landscaped over the years combining lawns, paved terraces and mature borders. There is also a summerhouse located to one corner and a useful garden shed.





## 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. 246.5 SQ. METRES (2652.9 SQ. FEET)  
THE GATE HOUSE

