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Limb
MOVING HOME



The Old School House, Church Street, South Cave, East Yorkshire, HU15 2EP

- 📍 Stunning Character Property
- 📍 Great Living Space
- 📍 Significantly Extended
- 📍 Excellent Parking
- 📍 Three Bedrooms
- 📍 Lovely Rear Garden
- 📍 Council Tax Band F
- 📍 Freehold/EPC = E

£485,000

INTRODUCTION

The Old School House is a stunning character property providing a delightful range of interesting accommodation bursting with features. Believed to have been built in the 1860's for use as a girls school, it was turned into a private dwelling in the late 1960's and has been subsequently significantly extended to create a lovely home. Situated in the centre of the village within the picturesque conservation area the property is ideally placed for all that South Cave has to offer from a variety of shops to its leisure and recreational facilities. The accommodation is depicted on the attached floor plan and briefly comprises an entrance lobby, cloaks/WC and an amazing reception/dining room with stunning gable window. There is also a further living room plus dining kitchen which has a spiral staircase leading up to an attractive loft space. A staircase with mezzanine half landing leads up from the reception/dining room to a landing serving three bedrooms and a shower room. The accommodation has the benefit of gas fired central heating and has some double glazing.



Outside excellent parking and turning space is available within a large gravelled forecourt area. The property has a southerly facing rear aspect and the delightful garden wraps around the house providing areas of interest, lawn and patio.

LOCATION

The village of South Cave dates back to the 11th century and is listed in the doomsday book. An interesting piece of local history is that George Washington's great grandfather once lived at the magnificent Cave Castle.

Situated in the heart of the village centre, where a number of shops and facilities can be found including shops, chemist, veterinary practice, restaurants, public houses, restaurants, Cave Castle golf club and health spa with a doctors surgery located on the outskirts of the village. The property is also situated close to a well reputed primary school.

The picturesque village of South Cave is situated at the foot of the Yorkshire Wolds, approximately 14 miles to the west of Hull and just 10 miles from the historic market town of Beverley.

This is a great location for the commuter, family or country lover alike. Instant access to the A63/M62 motorway network makes many regional and national business centres such as Leeds, Sheffield and Manchester easily accessible. The nearby village of Brough has a mainline railway station with regular services to Hull, Leeds, Manchester, Doncaster, York and London Kings Cross (approx 2 hours). Overseas travel is also made easy with Humberside Airport just 20 miles away and Leeds Bradford airport is just 59 miles away. Thus, the village provides excellent links both locally and nationally.

- Beverley - 10 miles
- Hull - 14 miles
- Humberside Airport - 20 miles
- York - 28 miles
- Doncaster - 37 miles
- Leeds - 50 miles

ACCOMMODATION

Residential entrance door to:

ENTRANCE LOBBY

Having flag paved flooring.



WC

With low level WC and wash hand basin.

RECEPTION/DINING ROOM

22'1" x 16'10" approx (6.73m x 5.13m approx)

A fabulous room, part double height, and featuring a stunning gable window. There are windows to both side elevations with deep reveals, beams to the ceiling and wooden flooring. A staircase leads up to a half landing mezzanine with return staircase onward to the first floor landing.





LIVING ROOM

22'2" x 16'9" approx (6.76m x 5.11m approx)

A beautiful room with angled corner chimney breast housing a fire surround with "living flame" gas fire. Windows to rear and side elevations with deep reveals, display shelf niche and beams to the ceiling.



DINING KITCHEN

19'7" x 13'3" approx (5.97m x 4.04m approx)

Situated to the rear of the house with windows and external door leading out to the garden. There is a range of fitted units with work surfaces and integrated double oven, four ring hob with filter hood above, one and a half sink and drainer unit, plumbing for a dishwasher, beams to the ceiling. A spiral staircase leads up to an attractive loft area.



SIDE LOBBY

With external access door and internal door through to the utility room.

UTILITY ROOM

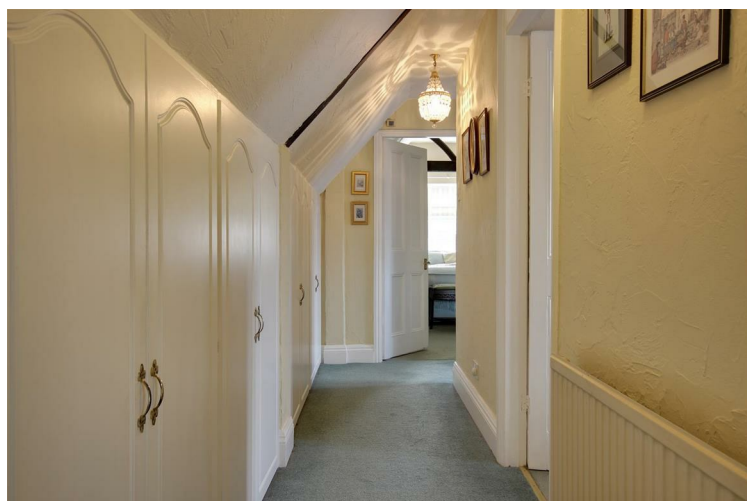
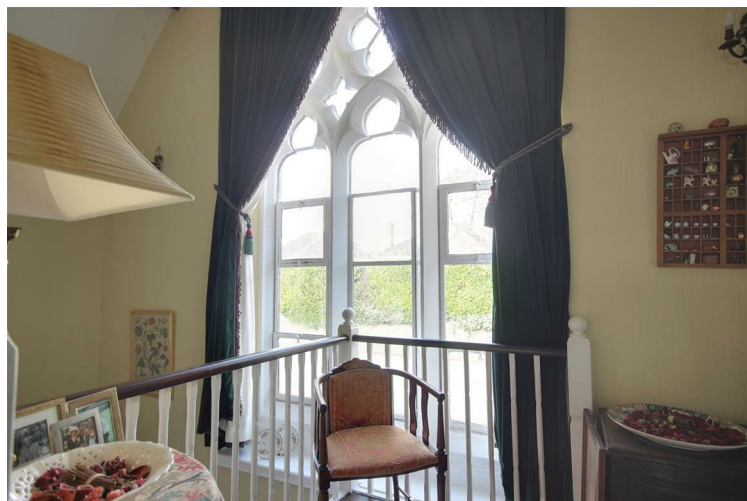
12' x 7'3" approx (3.66m x 2.21m approx)

With plumbing for automatic washing machine, tiling to the floor.

FIRST FLOOR

LANDING

With a range of fitted cupboards/wardrobes running to one wall.



BEDROOM 1

17' x 14'7" approx (5.18m x 4.45m approx)

A delightful room with fitted cupboards, one housing the gas fired central heating boiler. Feature cross beams and double glazed window to rear.



BEDROOM 2

10'4" x 7'4" approx (3.15m x 2.24m approx)
Window to side elevation.



BEDROOM 3

10'1" x 7'3" approx (3.07m x 2.21m approx)
Window to side elevation.



SHOWER ROOM

With large shower enclosure having a multi-jet shower system, fitted furniture with inset wash hand basin and WC. Heated towel rail.



LOFT AREA

16'6" x 13' approx (5.03m x 3.96m approx)
Accessed via a spiral staircase from the kitchen.



OUTSIDE

The drive opens up to a gravelled parking area for several vehicles. To the rear, very much in the style of a cottage garden, lawns wrap around the side and rear complimented by attractive borders. A paved patio lies to a sunny southerly facing part of the garden.





REAR 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 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.

