

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

T: 01482 669982 F: 01482 669984

E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew  
**Limb**  
MOVING HOME



*Lincombe House, 39a Tranby Lane, Swanland, East Yorkshire, HU14 3NE*

📍 Stunning Detached House

📍 Prime Location

📍 Significantly Extended

📍 Council Tax Band G

📍 5 Bedrooms

📍 Fabulous Orangery

📍 0.45 acre plot

📍 Freehold/EPC = D

**£925,000**

## INTRODUCTION

This superb detached house stands prominently in a plot of around 0.45 acre in a prime residential setting within the highly desirable village of Swanland. The property has been significantly extended over the years to provide great family accommodation complemented by a lovely south facing garden. With a frontage of approximately 300 feet to Tranby Lane, gates open to an approach driveway with turning area and access to the double garage. Arranged over two floors the accommodation is elegantly proportioned with high ceilings, wide staircase and much flexibility in the layout. Features include a stunning hallway with galleried landing above, cloaks/WC, three reception rooms plus a fabulous orangery situated off the expansive living kitchen which has fitted bespoke units and appliances. There is also an extra large utility room. At first floor lie a series of five bedrooms (two inter-connecting) plus a separate dressing room (ex original bed. 5), all being fitted, two en-suites and a bathroom. The layout can be viewed on the attached floor plan. The loft space is partly boarded for additional storage. A recently installed gas fired commercial boiler serves radiators and there is double glazing throughout which is predominantly uPVC framed.

Outside the gardens enjoy a south facing aspect and are mainly laid to lawn complemented by mature borders, shrubs and trees which provide seclusion. A further feature is the attractive patio with pergola over which is accessed to the south from the orangery. A paved courtyard lies to the north of the house. Vehicular access is from Tranby Lane and there is also a pedestrian access to the adjacent Todds Close, ideal for bin collection.

In all a very unique and impressive property situated in a prime residential area.



## LOCATION

The property occupies a prominent position along one of the most highly regarded street scenes in the region, close to the village centre. The sought after west Hull village of Swanland has an attractive centre clustered around the picturesque 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 with secondary schooling available at South Hunsley in Melton. A number of public schools are also nearby including Tranby, Hymers College and Pocklington. Convenient access to the A63 leads to Hull city centre to east and the national motorway network to the west. A mainline railway station lies approximately 15 minutes driving distance away in Brough with regular intercity connections to London Kings Cross in around two and a half hours.

## ACCOMMODATION

Residential entrance door to:

### *ENTRANCE HALL*

A stunning hallway with a wide turning staircase leading up to the galleried landing above.



### *CLOAKS/WC*

With low level WC, wash hand basin.

### *LOUNGE*

25'7" x 13'9" approx (7.80m x 4.19m approx)

An elegantly proportioned room with windows to front elevation and sliding patio doors to the rear. The chimney breast houses a feature fire surround with marble hearth and back plate housing a "living flame" gas fire. Double doors open through to the dining room.



### *DINING ROOM*

14'5" x 13' approx (4.39m x 3.96m approx)  
With sliding patio doors to the rear.



### *STUDY*

10'8" x 8'3" approx (3.25m x 2.51m approx)  
Window to front elevation. A good size room providing enough space for two work stations.



### OPEN PLAN LIVING KITCHEN

31'5" x 15'3" approx (9.58m x 4.65m approx)

A stunning room which links through to the fabulous orangery. The kitchen has an extensive range of bespoke coloured oak fronted units with matching island and a combination of granite and oak work surfaces. Features include a De-Dietrich double oven, five ring gas hob with extractor hob above, large stainless steel one and a half sink and drainer with mixer tap and waste disposal, dishwasher and American style fridge freezer. There is an Amtico floor which extends throughout the kitchen into the utility and orangery.



### *ORANGERY*

18'1" x 10'1" approx (5.51m x 3.07m approx)

This fabulous addition provides a delightful aspect to the south across the garden. The room has double doors opening to the south facing terrace and a bay window to one side complete with window seat having storage drawers beneath. There are Thomas Sanderson blinds to all windows and doors. A large lantern to the ceiling allows light to flood in and there are perimeter spotlights included. Amtico flooring.



### *UTILITY ROOM*

21'9" x 6'7" approx (6.63m x 2.01m approx)

Having been extended, this extra large utility room features an array of fitted units and work surfaces. There is a large stainless steel sink with mixer tap, plumbing for automatic washing machine, space for dryer and space for a further cooker. In 2019 the owners had a quality commercial sized gas fired central heating boiler installed. The room provides external access to the courtyard.

### *FIRST FLOOR*

#### *GALLERIED LANDING*

a spacious landing with window to front elevation.

#### *BEDROOM 1*

22' x 12'4" approx maximum measurements (6.71m x 3.76m approx maximum measurements)

Having an extensive range of fitted furniture comprising wardrobes, drawers and dressing table. Two windows to the rear elevation.



### *EN-SUITE SHOWER ROOM*

8'10" x 6'3" approx (2.69m x 1.91m approx)

With corner shower cubicle, fitted furniture with concealed flush WC and wash hand basin. Tiling to the walls and heated towel rail.



### *BEDROOM 2*

21'5" x 17'9" approx (6.53m x 5.41m approx)

A great suite with contemporary fitted wardrobes and storage cupboards. There are windows to both front and rear elevations and a lockable security door provides access to a separate fire escape. Thomas Sanderson blinds to all windows.



### *EN SUITE SHOWER ROOM*

With shower cubicle, low level WC and wash hand basin complete with marble top.

Access to this bedroom is via bedroom.



### *BEDROOM 5*

12'8" x 11'3" approx (3.86m x 3.43m approx)

This room provides access between the landing and bedroom 2. Currently being used as a bedroom but could be used as a Walk in" wardrobe. There are fitted wardrobes and storage cupboards. Window to rear elevation.



### *BEDROOM 3*

14' x 10'8" approx (4.27m x 3.25m approx)

With fitted furniture comprising wardrobes, cupboards and drawers. Windows to front elevation.



### *BEDROOM 4*

13'3" x 10'9" approx (4.04m x 3.28m approx)

With fitted wardrobes. Windows to front elevation.





*DRESSING ROOM/FORMER BEDROOM 5*

11' x 4'9" approx (3.35m x 1.45m approx)

Measurements up to a bank of fitted wardrobes running to one wall. Dressing table. Window to rear elevation.

*FAMILY BATHROOM*

8'10" x 8'8" approx (2.69m x 2.64m approx)

With suite comprising a shaped bath, shower cubicle, twin wash hand basins with marble tops and cabinet, low level WC, tiling to the walls, heated towel rail.



## OUTSIDE

The property occupies a site of around 0.45 acre being in a prominent position within a prime residential area. It has a frontage of around 305 feet to Tranby Lane, bounded by mature hedging with central gate opening to a block set driveway and turning area which very easily accommodates several vehicles. The delightful gardens enjoy a south facing aspect with formal lawns complemented by a woodland style walkway to one corner and a number of specimen trees and shrubs. A large decked terrace with pergola over is accessible from the orangery and looks over the garden. The garden also extends to one side adjacent to Todds Close where a pedestrian access is available for bins etc. To the north lies a paved and block set courtyard style garden with shrubs and hedging to the border. There are three useful storage sheds.



## COURTYARD



## 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 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.



**GROUND FLOOR**  
APPROX. 183.0 SQ. METRES (1969.3 SQ. FEET)



TOTAL AREA: APPROX. 322.5 SQ. METRES (3471.1 SQ. FEET)  
**39A TRANBY LANE**

**FIRST FLOOR**

APPROX. 139.5 SQ. METRES (1501.8 SQ. FEET)



