

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



*"Chimneys", 7 Westfield Park, Elloughton, East Yorkshire, HU15 1AN*

- 📍 Magnificent Residence
- 📍 Stunning Accommodation
- 📍 Over 5,000 sq. feet
- 📍 Council Tax Band G
- 📍 5 Beds & Separate Suite
- 📍 0.7 acre Plot
- 📍 Adjoining Brough Golf Course
- 📍 Freehold/EPC =

**£1,350,000**



## INTRODUCTION

A truly outstanding detached residence set in beautiful grounds of around 0.7 acre, south facing to the rear, running up to the fairways of Brough Golf Club and complete with a summer pavilion. Westfield Park itself is a highly desirable private street scene comprising many fine homes of distinction. This wonderful home, built in the 1920s, has been subject to a comprehensive programme of remodelling, extension and lavish refurbishment including a superb contemporary open plan kitchen, living and dining area opening out to the garden. The accommodation extends to well over 5,000 sq. feet across three floors providing a very versatile range of living space. The top floor could be used as a separate apartment/guest suite being complete with kitchen, bathroom, living area and bedroom. The main accommodation affords a wonderful hallway and reception area plus a series of three spacious reception rooms, two cloakrooms, prep kitchen, utility and stunning open plan kitchen/living/dining area. At first floor are five bedrooms, two being en-suite, separate house bathroom, reading room and a fabulous leisure/cinema room. The property exudes great character retaining many period features which blend beautifully with an array of contemporary fittings and decor.



Outside a twin entrance driveway provides good parking and access to the garage. The rear garden is an absolute delight with an extensive paved terrace and lawn beyond. A particular feature is the substantial summer pavilion with vaulted ceiling. A rose bordered pathway leads to the bottom of the garden where there is a shaded patio area adjacent to a feature koi pond held within an affixed boat. This is truly a special environment.

## LOCATION

Westfield Park is a highly desirable private street scene situated off Elloughton Road on the southern fringe of Elloughton village. This popular village has a well reputed junior school with secondary schooling available at nearby South Hunsley in Melton. A number of public schools are also nearby including Tranby, Hymers College and Pocklington School. Brough and the surrounding area offer an excellent range of shops and amenities including a variety of supermarkets. There is also a mainline railway station at Brough providing inter-city connections including London Kings Cross in about 2.5 hours travelling time. Convenient access can be gained to the A63 leading into Hull city centre to the east or the national motorway network to the west.

Hull 13 miles  
Beverley 10 miles  
York 36 miles  
Leeds 51 miles

## ACCOMMODATION

The accommodation is arranged over three floors. A residential entrance door with storm canopy over provides access to the:

### *ENTRANCE VESTIBULE*

There is an attractive tiled floor, door through to the hallway and a further door with steps down to the cellar area.



### *HALLWAY*

A delightful hallway with a polished wood floor. A grand turning staircase leads up to the first floor and there is a period delph rack to the wall. A pair of oak framed bevelled glazed doors give access through to the living/kitchen area. The hallway opens to the entrance reception.

### *ENTRANCE RECEPTION*

15'4" x 13' approx (4.67m x 3.96m approx)  
Measurements into bay window to the front elevation.

A beautiful space having as its focal point an angled corner fireplace with wood surround and brass canopy to an open fire. Period delph rack to walls and moulded coving.



### *CLOAKROOM*

With cloak hanging facilities, designer radiator and a large wash hand basin within a fitted cabinet. Travertine tiling to the floors and walls, coving and recessed downlighters.

### *WC*

With concealed flush Villeroy & Boch WC, travertine tiling to the floor and surrounding walls, designer radiator.



### SITTING ROOM

25'4" x 17'9" approx (7.72m x 5.41m approx)

Measurements into the bay window overlooking the rear garden. UPVC double doors lead out to the rear terrace. A focal point of the room is a grand ornate carved fire surround with marble edging and hearth housing a stove. Polished wood flooring, moulded coving to the ceiling, decorative panelling to the walls. Situated to one corner of the room is a door which leads to a butlers pantry which has been fitted with cupboards and wine racking.







### *SNUG/STUDY*

13'1" x 12'1" approx (3.99m x 3.68m approx)

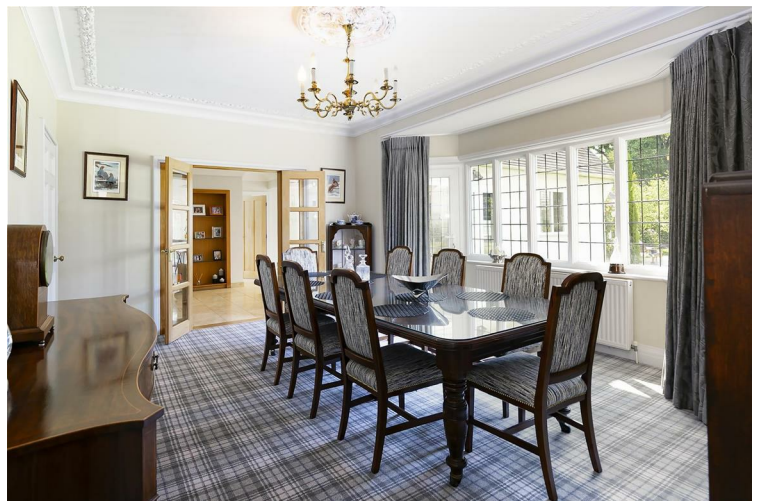
With beautiful fitted cupboards and shelving to one wall either side of a period fireplace. Ornate coving, picture rail and window to front elevation.



### *DINING ROOM*

17'5" x 14'6" approx (5.31m x 4.42m approx)

Measurements into bay window overlooking the rear garden. The focal point of the room is an art deco style fire surround with marble hearth and back plate housing a "living flame" gas fire. Moulded coving, ceiling rose and relief work to the ceiling. Feature oak framed bevelled glazed double doors lead through to the kitchen reception link.





### *KITCHEN LINK*

13'9" x 12'2" approx (4.19m x 3.71m approx)

This circulation space links the hall and dining room through to the open plan kitchen/living/dining area and also provides access to the utility, cloaks/WC and prep kitchen. There is a feature inset oak framed display unit with glass shelving. Travertine flooring, moulded coving, recessed downlighters.



### *KITCHEN/LIVING/DINING AREA*

27'7" x 26'9" approx (8.41m x 8.15m approx)

This stunning contemporary room is the heart of the house and has a deep bay window providing views across the delightful rear garden. The room incorporates a living space with a corner inset curved wood burning stove. There is plenty of space for a dining area. The room has travertine flooring with underfloor heating, feature slate walls and mood lighting, recessed LED downlighters plus designer lights. The kitchen has a fabulous range of contemporary high gloss fitted units with stunning Silestone work surfaces. There is an L-shaped island and features include a Quooker instant hot water tap, five ring induction hob with ceiling mounted extractor hood above, integrated dishwasher, fridge freezer, oven and warming drawer and further twin ovens.







### *PREP KITCHEN*

10'10" x 9'8" approx (3.30m x 2.95m approx)  
Shelving and work surfaces, Travertine flooring, window and door to side elevation. Fully fitted pantry situated to one corner.



### *UTILITY ROOM*

10'4" x 7'7" approx (3.15m x 2.31m approx)  
Having a range of fitted modern units with wood block work surfaces, sink and mixer tap, tiled surround, plumbing for two washing machines, space for tumble dryer, travertine flooring, recessed downlighters, wall mounted Ideal gas fired central heating boiler, windows to front and external access door to side.





### *CLOAKS/WC*

With contemporary suite comprising concealed flush WC, designer sink and mixer tap, tiled surround and flooring, designer radiator.

### *FIRST FLOOR*

### *LANDING*

With airing cupboard situated off and a door to the staircase which leads up to the second floor.





### *BEDROOM 1*

16'8" x 18'4" approx (5.08m x 5.59m approx)

Measurements into a bay window which provides a fabulous view across the rear garden and golf course beyond. Fitted with a bank of wardrobes plus a central bedhead with drawers behind. The room has the benefit of air conditioning and there is moulded coving to the ceiling. To one corner of the room a door opens to a dressing room complete with dressing table and further wardrobing.



### *DRESSING AREA*



### EN-SUITE

With a stunning suite comprising a concealed flush WC, designer wash hand basin and cabinet plus walk-in twin shower with glazing. Tiling to the walls and floor with underfloor heating, heated towel rail.



### BEDROOM 2

15'10" x 12'2" approx (4.83m x 3.71m approx)  
With angled feature fireplace to the corner of the room. Window to front elevation. Moulded coving.



### EN-SUITE

With a recently installed white suite comprising corner shower cubicle, low level WC and wash hand basin with cabinet, heated towel rail, tiling to the floor and walls, underfloor heating.





### *BEDROOM 3*

17' x 14' approx (5.18m x 4.27m approx)

Measurements into bay window overlooking the rear garden, fitted wardrobes, moulded coving, picture rail. This room has air conditioning.



### *BEDROOM 4*

13'1" x 11'8" approx (3.99m x 3.56m approx)

Measurements into bay window to front elevation.



### *BEDROOM 5*

12'8" x 8'6" approx (3.86m x 2.59m approx)

Measurements into bay window to front elevation. Currently utilised as a home office.

### BATHROOM

9'10" x 7'10" approx (3.00m x 2.39m approx)

A beautiful contemporary bathroom with shaped bath, low level WC, walk-in shower area, stand with granite top and designer circular vessel wash hand basin, tiling to the walls and floor, underfloor heating, heated towel rail.



### READING ROOM

12'8" x 11'10" approx (3.86m x 3.61m approx)

A tranquil area with stunning fitted cupboards and shelving. This room leads through to the leisure room.





### *LEISURE ROOM/CINEMA*

22'10" x 14'5" approx (6.96m x 4.39m approx)

With "Juliet" style double door balcony to the south overlooking the garden. Further windows to side elevation. Fitted cupboards provide further storage.



### *SECOND FLOOR*

#### *LANDING*

A reception landing leading to a long hallway which provides access to all rooms on this floor.

#### *LIVING AREA/BEDROOM*

13'9" x 12'5" approx (4.19m x 3.78m approx)

Extending to 23'10". Window to side elevation. Air conditioning.



### *KITCHEN*

16'7" x 7'2" approx (5.05m x 2.18m approx)  
Having a range of modern high gloss fronted base and wall mounted units with wood block work surfaces, inset sink and drainer, integrated oven, four ring hob with extractor hood over, fridge freezer and washing machine. Built-in cupboard, cast fireplace and window with seat overlooking the rear garden.



### *BEDROOM*

10'7" x 7'2" approx (3.23m x 2.18m approx)  
Measurements plus window overlooking the rear garden. Built-in cupboard and period fireplace.



### *BATHROOM*

With modern contemporary suite comprising low level WC, wash hand basin, shower cubicle, tiling to the floor and surround to walls, designer radiator, heated towel rail.





## OUTSIDE

The property has an impressive wide frontage and is accessed via a twin gravelled driveway providing excellent parking facilities. There is a single garage to the side (there is space for further garaging to be built subject to appropriate planning permission). Overall the property stands in a plot of approximately 0.7 acre. The simply stunning rear garden and environment is absolutely delightful. The garden has been thoroughly landscaped and a southerly facing aspect running down to the 15th fairway of Brough Golf Course.

Directly to the rear of the house extends a large terrace which also links to one side where a substantial summer pavilion is housed with vaulted ceiling and inset downlighters. A rose bordered pathway with lighting leads down to the bottom corner of the garden where you will find a tranquil and cool patio area, adjacent to a feature koi pond set in a boat. There is an extensive lawned garden with mature borders.







*VIEW TO THE REAR*



*TERRACE*



*REAR VIEW OF PROPERTY*







### *AGENTS NOTE*

It is worth noting that planning permission has previously been obtained for a separate triple garage (permissions recently lapsed).

### *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*

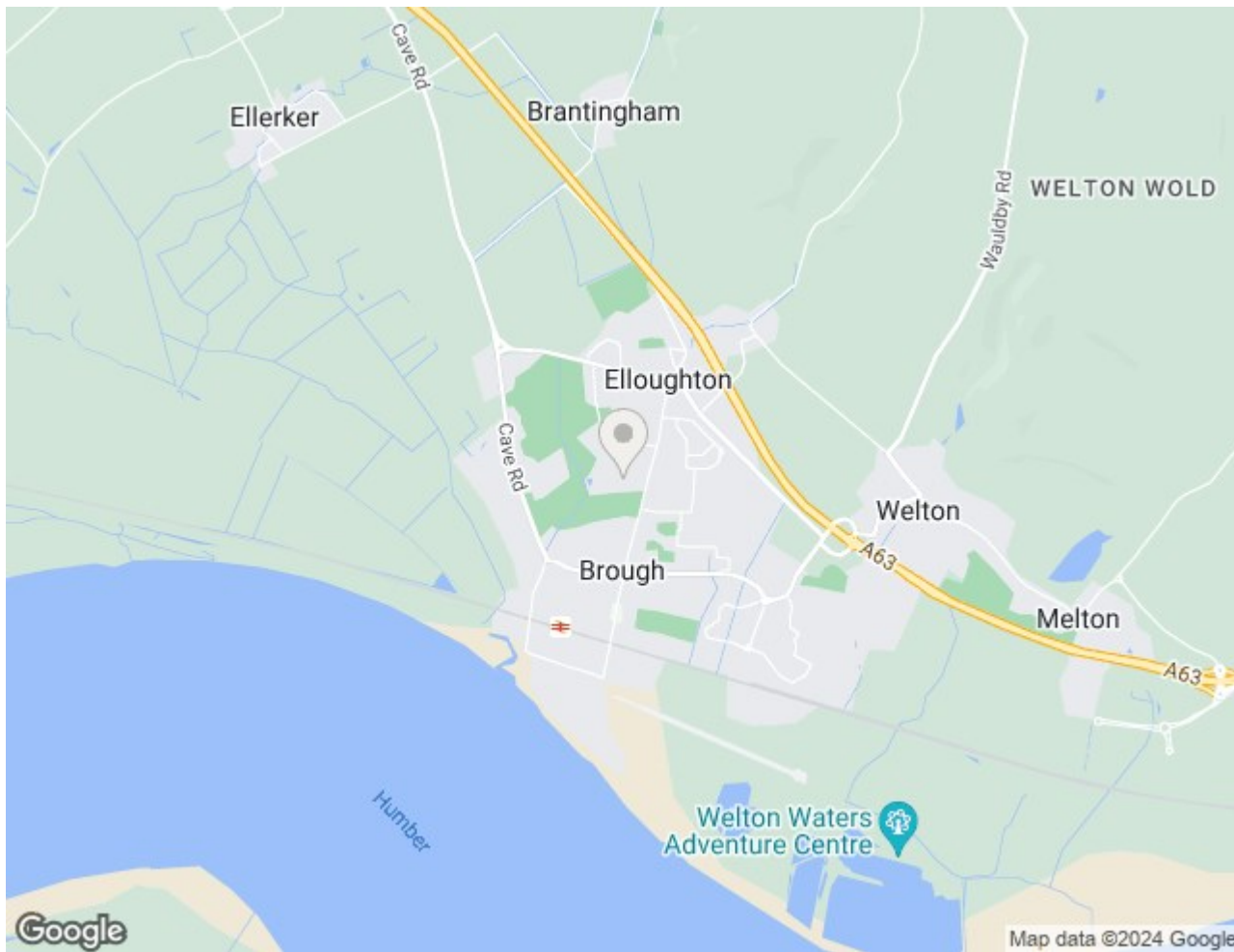
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

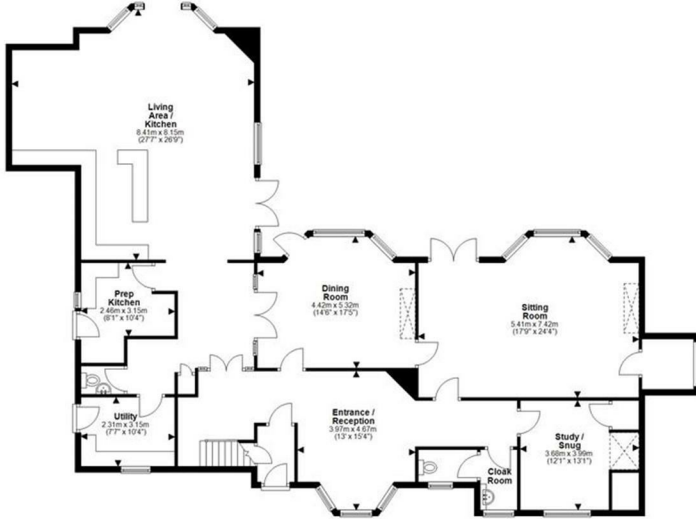
### VALUATION SERVICE

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.

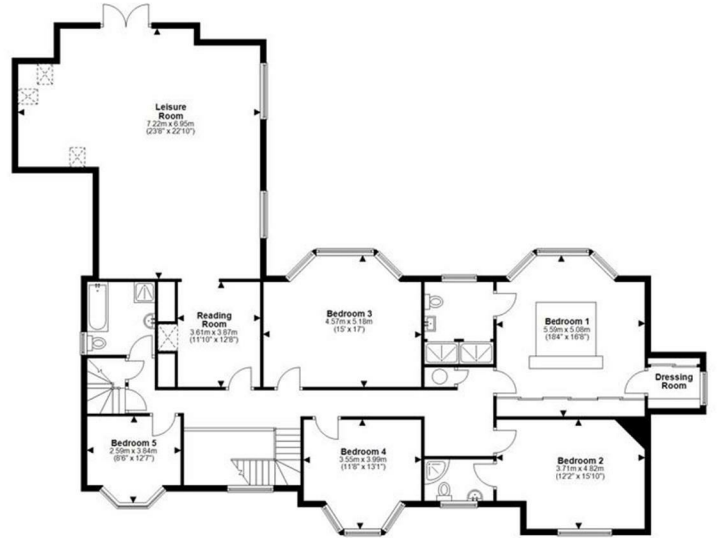




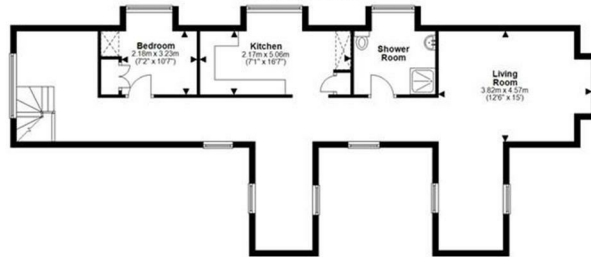
**Ground Floor**  
Approx. 205.9 sq. metres (2216.7 sq. feet)




**First Floor**  
Approx. 204.1 sq. metres (2196.4 sq. feet)



**Second Floor**  
Approx. 88.5 sq. metres (952.4 sq. feet)



Total area: approx. 498.5 sq. metres (5365.4 sq. feet)  
7 Westfield Park

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	