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**Limb**  
MOVING HOME



Laurel Farm, Old Road, Melton, North Ferriby, East Yorkshire,

- 📍 Fine Georgian Residence
- 📍 Bursting with Character
- 📍 Grade II Listed
- 📍 Council Tax Band G
- 📍 Five Bedrooms
- 📍 South Facing Grounds
- 📍 Double Garage
- 📍 Tenure Freehold / EPC Exempt

£660,000



## INTRODUCTION

In need of some general investment/improvement with a potential of creating a significantly higher value, is this beautiful former Georgian farmhouse. Ideal for those looking for a stand out property to put their own stamp on. Laurel Farm is a fine Georgian grade II listed former farmhouse standing in established south facing gardens. Providing wonderful family accommodation this delightful home is believed to date back to the mid 1700's and is bursting with character and period features. The accommodation briefly comprises five bedrooms, four reception rooms, a stunning breakfast kitchen with Aga plus an office / gym / games room. The property is approached across a sweeping driveway which arrives at the house and the double garaging. Mature borders provide much privacy to the boundaries. The location of the property is particularly convenient for travelling with immediate access available to the A63 dual carriageway and excellent links to the surrounding area. A mainline railway station is also located in the nearby village of Brough. It is worth noting that the well regarded secondary school of South Hunsley is located within a short walk.

In all a fine period home with the wealth of period feature situated in this extremely convenient location.

## LOCATION

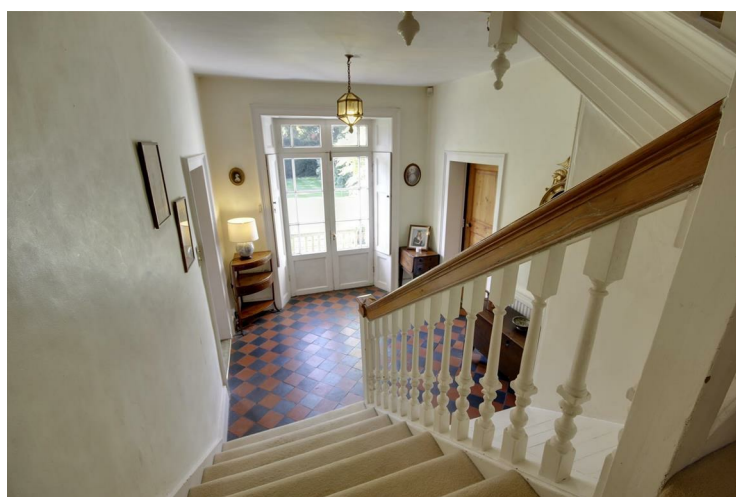
The property is located on a "no thru' road" since the opening of the new A63 road layout which makes this a most appealing residential location. There is easy access to the neighbouring village of Welton, North Ferriby and Swanland. The nearby South Hunsley Academy, which regularly features highly in the league tables for East Riding lies within a short walk. The nearby village of Brough provides the area with more extensive facilities including a wide range of shops and amenities, in addition to having its own mainline railway station. The location is ideal for commuting with immediate access available to the A63 leading into the M62 motorway network to the west or into Hull city centre to the east.

## ACCOMMODATION



## ENTRANCE HALLWAY

Double doors with shutters to the front elevation. This attractive hallway has a tiled floor and a turning staircase leading up to the first floor.



## DRAWING ROOM

16'3" x 13'9" approx (4.95m x 4.19m approx)

A delightful room with panelling to the walls, two sash windows to the front, both with shutters and seats. The focal point of the room is a central "marble" fireplace housing an open grate and concealed cupboards to either side.



## DINING ROOM

18'3" x 16'5" approx (5.56m x 5.00m approx)

An atmospheric room featuring a stunning inglenook fireplace housing an open fire and beams to the ceiling. There are two sash windows to the front elevation with shutters and seats..



## REAR LOBBY

With tiled floor, access to rear courtyard.

## CLOAKS/W.C.

With low level W.C., wash hand basin, "marble" flooring, and cloaks cupboard to corner.



## BREAKFAST KITCHEN

21'1" x 16' approx (6.43m x 4.88m approx)

This stunning room has an extensive range of bespoke fitted units with granite work surfaces, under counter one and a half sink, Neff oven, two ring hob with hood above, integrated dishwasher, and a two oven gas fired Aga. There is also a central floor mounted unit with fixed bench seating. There is a tiled floor, beams to the ceiling and Yorkshire sash window to side elevation.



## ALTERNATIVE VIEW



## DAY ROOM

11' x 10' approx (3.35m x 3.05m approx)

With windows to side elevation.



## SITTING ROOM

17'6" x 16' approx (5.33m x 4.88m approx)

A sumptuous room with part panelling to the walls, wood flooring, fitted bookshelves, operational King & Co Ltd stove in surround, Yorkshire sash window to side elevation and original hooks to the ceiling. Situated off this room is the pantry / store room with access through to the coal house.



## ALTERNATIVE VIEW



## UTILITY ROOM

14'9" x 10'7" approx (4.50m x 3.23m approx)

With fitted units, ceramic sink and drainer with mixer tap, plumbing for automatic washing machine, floor mounted gas fired central heating boiler, external access door and internal door through to:



## GYM / OFFICE / GAMES ROOM

28' x 15'1" approx (8.53m x 4.60m approx)

A superb space which would be suitable for a variety of uses. Currently has laminate flooring and a series of windows to the south elevation plus stable style external access door.



## FIRST FLOOR

### LANDING

With sash window to front elevation and further staircase leading up to the second floor.



### BEDROOM 1

16'2" x 14'3" approx (4.93m x 4.34m approx)

Chimney breast with feature fire surround housing a cast fire place with cupboards to sides, there is panelling to the walls, two sash windows with shutters to the front elevation.



## BEDROOM 2

16'5" x 14' approx (5.00m x 4.27m approx)  
With two windows to the side elevation.



## EN-SUITE BATHROOM

With suite comprising low level W.C., panelled bath with shower over, rail and curtain, wash hand basin and cupboards. Door into a large walk-in airing cupboard with cylinder cupboard to corner.



## BEDROOM 3

15' x 11'2" approx (4.57m x 3.40m approx)  
With feature fire surround housing a cast fireplace, two sash windows to front with shutters, cupboard to alcove, door into:





## BATHROOM

8'7" x 5' approx (2.62m x 1.52m approx)

With suite comprising bath with mixer taps / shower attachment, low level W.C., wash hand basin, rail and curtain, tiled surround. This room has a further access to the landing area.



## SECOND FLOOR

### BEDROOM 4

16'10" x 13'2" approx (5.13m x 4.01m approx)

With window to front elevation, wash hand basin.



### BEDROOM 5

15'7" x 13'4" approx (4.75m x 4.06m approx)

Fitted wardrobes, one having an inset concealed wash hand basin, window to front elevation.



## OUTSIDE

The property stands well back in its plot to take full advantage of the plot's southerly aspect, with sweeping driveway leading up to the house and garaging. Mature hedges and shrubbery border the site providing much seclusion. The gardens incorporate extensive lawns, orchard area and an array of attractive borders. A double garage block is attached to the office / games room.



## COURTYARD





ALTERNATIVE VIEW



GARDEN



ALTERNATIVE VIEW



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. 407.3 sq. metres (4384.2 sq. feet)