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**Limb**  
MOVING HOME



*Langtry Lodge, 1 Mill Lane West, Brough, East Yorkshire, HU15 1HG*

- 📍 Fine Country House
- 📍 Significant Period Features
- 📍 Six Reception Rooms
- 📍 Council Tax Band = H
- 📍 Up to Seven Bedrooms
- 📍 Over 2 Acres
- 📍 Prestigious Location
- 📍 Freehold/EPC = D

**£1,750,000**

## INTRODUCTION

Langtry Lodge is one of the finest country houses in the region to come to the open market in recent years. Built in the 19th century, the property is steeped in history and character standing in the most delightful grounds of over 2 acres in one of the region's most sought after locations. Situated close to Brough Golf Club, the property runs along Cave Road and is accessed from Mill Lane West. Covering over 6,000 sqft, the exquisite accommodation comprises elegant reception rooms with grand bay windows and fireplaces, high ceilings and deep architraves, a theme which continues throughout the bedrooms of which there are up to 7 on offer.

The property is approached through automated gates with a sweeping driveway extending in front of the house and to the garage complex with its three bay garaging and games room above. The simply stunning grounds have been professionally planned and landscaped providing many areas of interest. The expansive formal lawns extend to the side and rear of the house interspersed with specimen trees and shrubbery. A large paved terrace is ideal for entertaining or just relaxing and enjoying the views across the grounds. Features also include a breeze house, rose covered walkway, quality Alitex Victorian style greenhouse, potting shed and numerous gardeners sheds/stores.



## LOCATION

Langtry Lodge stands in a prominent position on Mill Lane West where it meets Cave Road near Brough Golf Club, one of the region's most desirable addresses and home to many of the areas most prestigious properties.

Elloughton and Brough lie on the banks of the Humber Estuary, home to the Roman settlement of Petuaria and being the gateway to the beautiful rolling countryside of the Yorkshire Wolds. The immediate area has an excellent range of facilities including leading brand supermarkets, a variety of shops, delicatessen, butchers, doctors surgery, dentist, public houses, churches, restaurants, cafes and beauty salons, plus a number of takeaway options.

The location also enjoys enviable connections with a railway station within a level walk which provides regular intercity connections to Hull, Leeds and London Kings Cross being around two and a half hours travelling time away. The dual carriageway of the A63 is approximately 1 mile distant leading to Hull city centre to the east and the M62 and national motorway network to the west.

Brough and Elloughton have well reputed junior schools with secondary schooling available at South Hunsley in the nearby village of Melton. Private schooling is also available including Hymers Collage in Hull, Tranby in Anlaby and Pocklington School.

The historic and vibrant market town of Beverley which features regularly as being one of the most desirable places to live in the country, lies approximately 20 minutes driving time away and affords a fabulous selection of shops, both independent and national, together with a number of quality restaurants, bars and its own flat racecourse. Hull was the 2017 City of Culture and lies approximately 14 miles to the east. The surrounding area affords a wealth of recreational facilities including a number of golf courses, Welton Waters adventure centre and the nearby North Cave wetlands nature reserve plus outstanding bridleways, public footpaths and cycling options. The well renowned Williams Den at North Cave is a real treat for the children. The beautiful Yorkshire coastline is within striking distance as are the Yorkshire Moors which lie beyond the Wolds.

Hull - 14 Miles  
Beverley - 11 Miles  
York - 31 Miles  
Leeds - 50 Miles

## MAIN ROOMS AND DIMENSIONS

Reception Hallway - 16'0" x 14'0" (4.88m x 4.27m) approx.

Library - 15'1" x 9'5" (4.60m x 2.87m) approx.

Drawing Room - 23'0" x 17'4" (7.01m x 5.28m) approx.

Sitting Room - 14'6" x 13'1" (4.42m x 3.99m) approx.

Conservatory - 19'0" x 12'3" (5.79m x 3.73m) approx.

Living Room - 30'0" x 27'0" (9.14m x 8.23m) approx.

Dining Room - 21'0" x 16'0" (6.40m x 4.88m) approx.

Garden Room - 9'8" x 8'4" (2.95m x 2.54m) approx

Kitchen - 19'10" x 17'0" (6.05m x 5.18m) approx.

Utility Room - 11'8" x 10'8" (3.56m x 3.25m) approx.

Study - 11'2" x 9'10" (3.40m x 3.00m) approx.

Landing - 31'8" x 8'4" (9.65m x 2.54m) approx.

Bedroom 1 - 26'5" x 17'0" (8.05m x 5.18m) approx.

Ensuite - 14'10" x 17'2" (4.52m x 5.23m) approx.

Bedroom 2 - 21'0" x 15'10" (6.40m x 4.83m) approx.

ensuite - 9'0" x 7'0" (2.74m x 2.13m) approx.

Bedroom 3 - 23'2" x 17'0" (7.06m x 5.18m) approx.

Bedroom 4 - 17'0" x 14'4" (5.18m x 4.37m) approx.

Bedroom 5 - 14'9" x 14'9" (4.50m x 4.50m) approx.

Bathroom - 9'7" x 6'9" (2.92m x 2.06m) approx.

Landing

Bedroom 6 - 19'6" x 9'0" (5.94m x 2.74m) approx.

Bedroom 7 - 12'1" x 9'1" (3.68m x 2.77m) approx.

Bathroom - 13'5" x 9'4" (4.09m x 2.84m) approx.

Games Room - 25'0" x 14'0" (7.62m x 4.27m) approx.

## ACCOMMODATION

A covered storm porch with dragon detail provides access to the entrance door opening to:



## HALLWAY AND RECEPTION

A welcoming space with a beautiful staircase leading up to the first floor above.



## CLOAKROOM

With wash hand basin.

## WC

Low level WC.

## LIVING ROOM

29'11" x 27'0" approx (9.14m x 8.23m approx)

Measurements into deep bay window.

A simply stunning room with deep bay windows looking to the west and north elevations across the gardens together with double doors opening out to the terrace. Herringbone oak flooring extends throughout and beautiful coving is complemented by a ceiling rose. To one corner lies an angled grand fireplace housing a carved fire surround with inset Yorkshire Rose and cast and tiled open fire surround. Double doors connect into the sitting room.



## DRAWING ROOM

17'4" x 23'0" approx (5.28m x 7.01m approx)

Measurements into deep bay windows

Deep bay windows provide views to both south and west elevations. The chimney breast houses a carved fire surround with cast fireplace. Beautiful moulded coving to the ceiling.



## SITTING ROOM

14'6 x 13'1 approx (4.42m x 3.99m approx)  
With feature carved fireplace, marble hearth and backplate. This room is circulation space providing access to the drawing room, conservatory, living room and library.



## CONSERVATORY

19'0 x 12'3 approx (5.79m x 3.73m approx)  
Providing gorgeous views across the garden. A hardwood framed structure with inset double glazing and double doors leading out to the west elevation. Quarry tiled flooring. There are electrically operated roof openers with blinds. There is also underfloor heating.



## LIBRARY

15'1 x 9'1 approx (4.60m x 2.77m approx)  
With beautiful herringbone oak flooring.



## DINING ROOM

16'0 x 21'0 into deep bay window (4.88m x 6.40m into deep bay window)  
Deep bay window to the north overlooking the gardens, feature stain glass window to side elevation. Beautiful ornate relief work to the ceiling.



## GARDEN ROOM

9'8 x 8'4 approx (2.95m x 2.54m approx)  
With quarry tiled floor and double doors leading out to the terrace. Internal doors provide access from the kitchen.



## INNER HALLWAY

## KITCHEN

19'10 x 17'0 approx (6.05m x 5.18m approx)

Having a range of bespoke classic style units with granite work surfaces and matching central island. Appliances include an integrated Miele double oven, four ring hob, dishwasher and fridge. The focal point of the room being the AGA. Quarry tiled flooring extends to throughout and a window in the breakfast area provides a view to the front. A door provides access to an under stairs area which is shelved and a pantry.



## UTILITY ROOM

11'8 x 10'8 approx (3.56m x 3.25m approx)

With fitted units, Belfast sink, plumbing for automatic washing machine and space for a dryer, quarry tiled flooring.



## PANTRY

9'10 x 7'5 approx (3.00m x 2.26m approx)  
With quarry tiled flooring.

## STUDY

11'2 x 9'10 approx (3.40m x 3.00m approx)  
With fitted cabinet. Window overlooking the rear garden. There is also a large safe.



## REAR LOBBY

Linking the utility room through to the garage and providing external access to the courtyard area. Cloaks cupboard to corner.

## WC

With low level WC and wash hand basin.

## GARAGING

34'5 x 23'2 approx (10.49m x 7.06m approx)  
With three up and over electric entry doors and an internal electric charging point. An enclosed staircase provides access up to the games room above.

## FIRST FLOOR

## LANDING

31'8 x 8'4 approx (9.65m x 2.54m approx)

Window to the south elevation. There are a range of useful fitted cupboards ideal for storage. An inner landing has a secondary staircase leading up to the rooms above and a staircase leading down to the inner hallway.



## BEDROOM 1

27'0 x 17'0 approx (8.23m x 5.18m approx)

A luxurious space with an extensive range of fitted wardrobing, deep bay window overlooking the gardens to the west. There is also a small safe.



## EN-SUITE BATHROOM

14'10 x 7'2 approx (4.52m x 2.18m approx)

Comprising twin wash hand basins, low level WC, shower cubicle and bath.



## BEDROOM 2

15'10 x 21'0 approx into bay window (4.83m x 6.40m approx into bay window)

Bay window overlooking the gardens, further feature stain glass window to side elevation. Fitted wardrobes.



## ENSUITE



## BEDROOM 3

23'2 x 17'9 approx (7.06m x 5.41m approx)  
With deep bay windows to both south and west elevations. Range of fitted wardrobes and built in cupboard.



## BEDROOM 4

17'0 x 14'4 approx (5.18m x 4.37m approx)  
With window to two elevations. Chimney breast housing feature fire surround and cast insert.



## BEDROOM 5

14' 9 x 12' 9 approx (4.27m x 3.89m approx)  
With fitted wardrobes and built in cupboard. Window to west elevation. Feature fire surround with inset cast fireplace to chimney breast.



## SHOWER ROOM

9'7 x 6'9 approx (2.92m x 2.06m approx)  
Having a contemporary suite comprising a low level WC, vanity wash hand basin with cabinet with marble top, walk in shower area with rain head and hand held shower, tiling to the walls and floor.



## BOX ROOM

5'7 x 4'7 approx (1.70m x 1.40m approx)

## SECOND FLOOR

## LANDING

## BEDROOM 6

19'6 x 9'0 approx (5.94m x 2.74m approx)  
With fitted wardrobes and drawers. Window to side.



## BEDROOM 7

12'1 x 9'0 approx (3.68m x 2.74m approx)  
With window to rear. Access to storage eaves.

## BATHROOM

13'5 x 10'4 approx (4.09m x 3.15m approx)  
With bath, low level WC and wash hand basin.



## GARAGE

34'5 x 23'2 approx (10.49m x 7.06m approx)  
With three up and over electric entry doors. Within the garage is an EV charging point. An enclosed staircase to the rear leads up to the games room. The garage also has radiators.

## GAMES ROOM

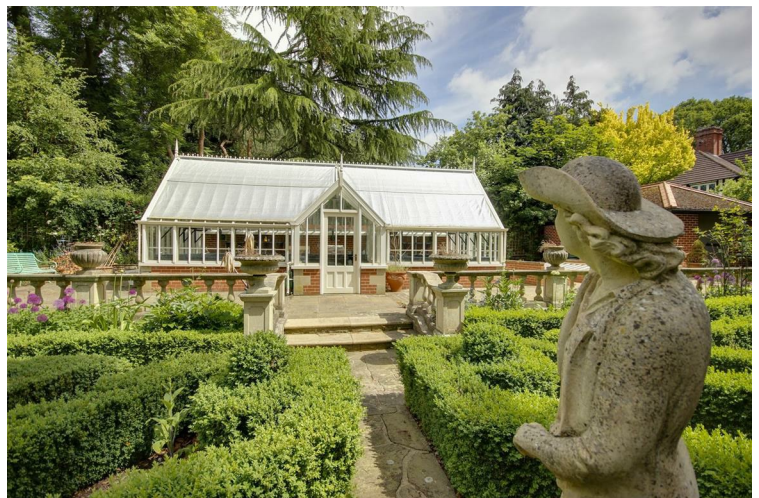
25'0 x 14'0 approx (7.62m x 4.27m approx)  
Accessed via a separate internal staircase to the rear of the garage.

## GROUNDS





## GREENHOUSE



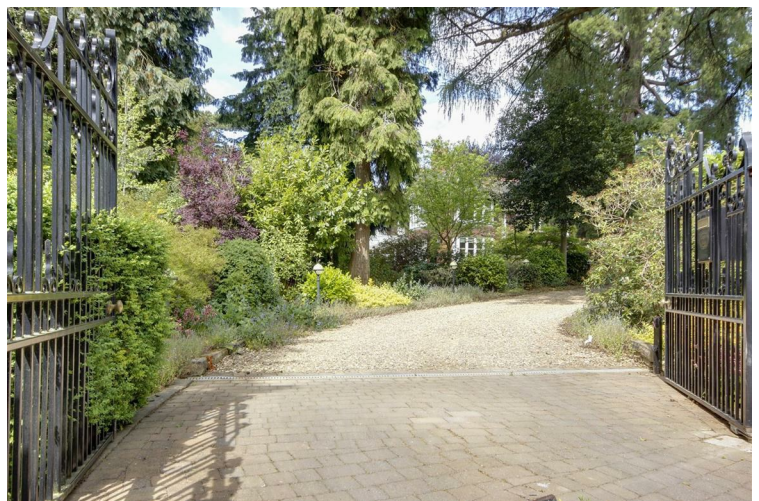
## REAR VIEW



## WEST ELEVATION



## DRIVEWAY



## SERVICES

Water, electricity, mains gas and mains drainage are connected to the 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 H. 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

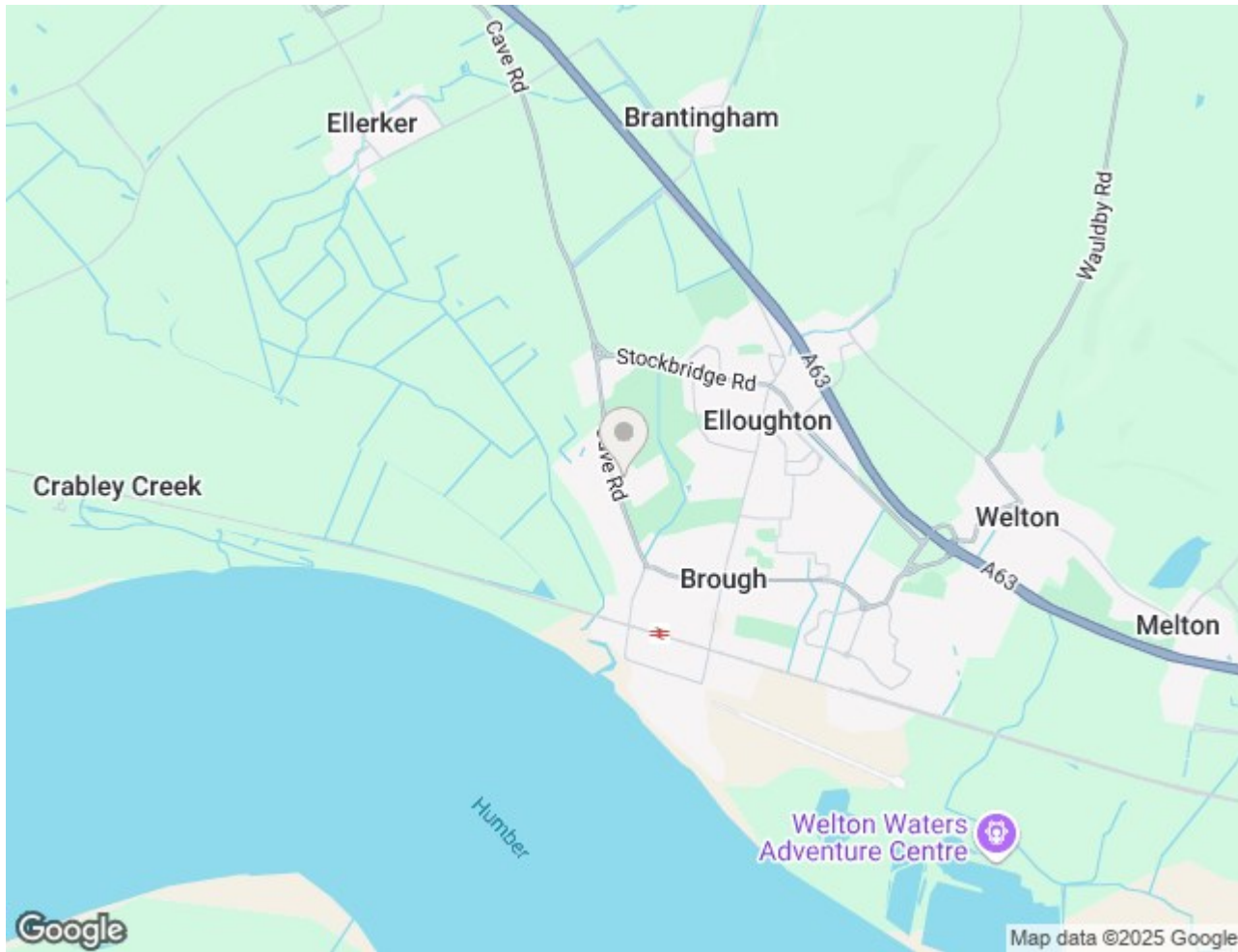
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

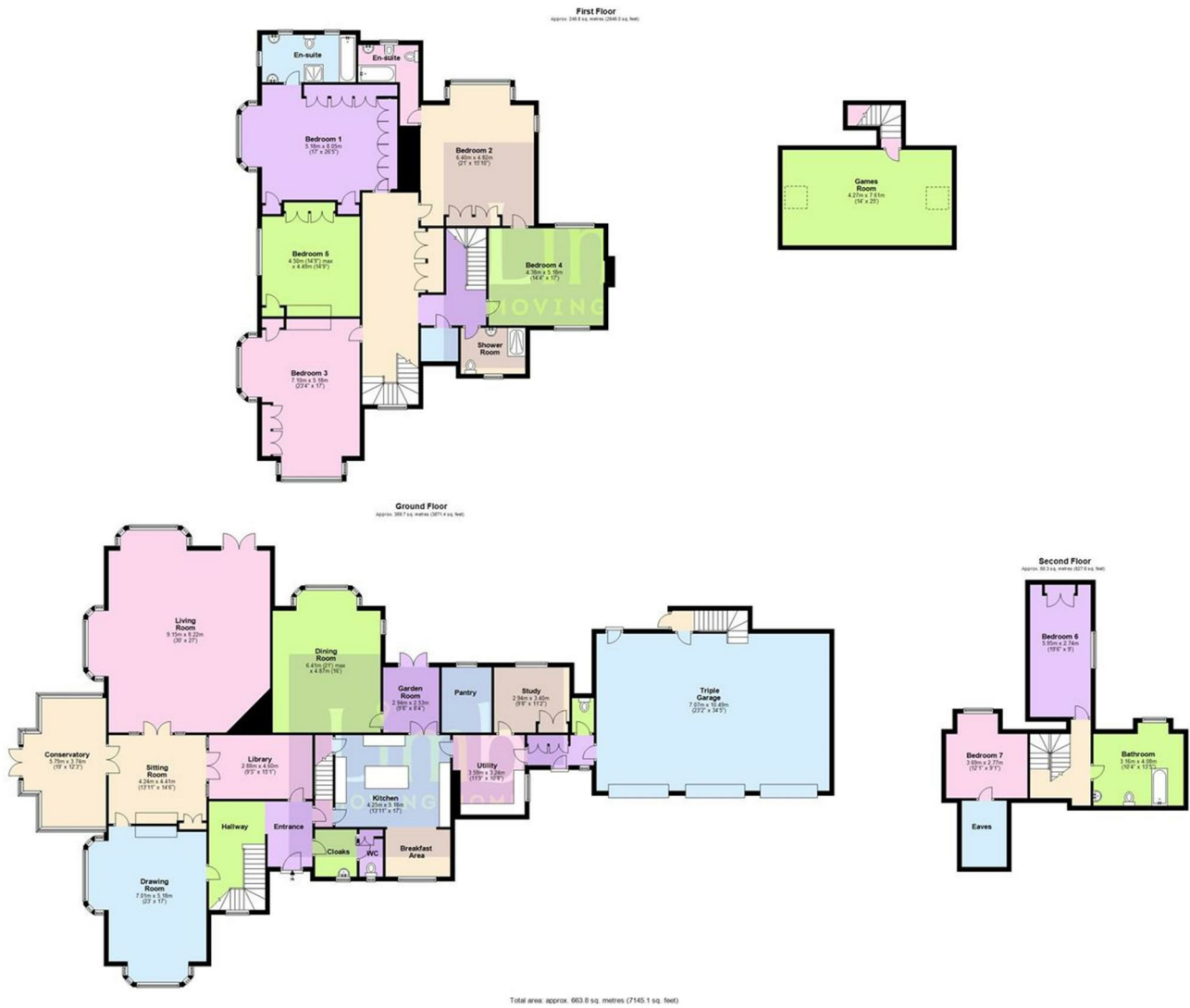
## PHOTOGRAPH DISCLAIMER

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.





## Energy Efficiency Rating

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