

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



Mulberry House, 10 Westgate, North Cave, East Yorkshire, HU15 2NJ

- 📍 Period Property
- 📍 5 Beds & 1 Bed Annexe
- 📍 Approx 3,400 sqft
- 📍 Council Tax Band = E & A (Annexe)
- 📍 Delightful Garden
- 📍 Outbuildings With Potential
- 📍 Double Garage & Parking
- 📍 Freehold/EPC = C

Offers Around £572,500

INTRODUCTION

Mulberry House is a simply stunning period property providing an extensive range of accommodation covering approx. 3,400 sq ft complemented by a most beautiful rear garden together with generous parking, substantial detached double garage and an outbuilding. In an overall plot of approx. 0.25 acre, situated prominently in the village centre, the property was formally the main grocery, hardware and drapery business in North Cave which was returned to an impressive family home many years ago. The accommodation retains an array of period features which have been restored and enhancing by the current owners and viewing is strongly recommended. The layout provides versatility of use and could readily incorporate a "granny annexe" or rentable space to one side of the building. Overall there are 6 bedrooms including a fabulous main suite, complete with a recently installed shower room. The living space features an elegantly proportioned living room in addition to three other reception rooms. There is a breakfast kitchen, utility room and a further secondary kitchen which could become part of a separate annexe. The accommodation boasts gas fired central heating to radiators via a modern boiler and there is a combination of sealed unit double glazing, much of which is within period sash windows and there are a number of uPVC framed double glazed windows. The rear garden is an absolute delight. Vehicle access is gained from Church Street and a sliding gate opens to a generous parking courtyard and the substantial detached double garage (approximately 25'3 x 21'3). The gardens incorporate lawned areas, patios and a variety of mature shrub borders, all of which making this a tranquil place to enjoy and relax in. There is also an attractive outbuilding attached to a more recent addition of workshop and covered patio area which does provide further potential subject to appropriate permissions.

An extremely interesting property indeed which offers substantial space, excellent parking and outbuildings together with a beautiful garden.



LOCATION

The property occupies a prominent position towards the head of Westgate in the centre of the village where a number of period properties and homes of distinction are to be found. The sought after village of North Cave lies at the foot of the Yorkshire Wolds and retains a real village feel with a sense of community. The village has its own pre-school and primary school and currently falls within the catchment area for the highly regarded South Hunsley Academy for which there is a school bus service. It also retains a local shop, post office, pub and a Village Trust Recreational Sport Centre, canoe, sub-aqua and indoor bowls club and the well renowned William's Den, all helping to make North Cave a friendly place to live. For the wildlife lover, North Cave Wetlands a Yorkshire Wildlife Trust Reserve lies nearby and is home to an array of birds of regional importance. Minutes from local shops and beautiful countryside this is an ideal location for walking, riding, cycling and exploring picturesque villages. Ideally situated for commuting with junction 38 of the A63/M62 motorway network located approximately one mile to the south, and is within easy reach of Brough's mainline railway station., the village provides good links both locally and nationally.



ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

A central hallway with beautiful parquet wood flooring. An impressive staircase leads up to the first floor.



LIVING ROOM

22'10" x 17'7" approx (6.96m x 5.36m approx)

A elegantly proportioned room which has a series of three sash windows to the front elevation and a bay window to the side. There is also a further feature stained glass window to the side elevation. The chimney breast has a feature fire surround housing a cast and tiled fireplace with "living flame" gas fire. Beams extend to the ceiling.



DINING ROOM

13'9" x 12'3" approx (4.19m x 3.73m approx)
Window to rear elevation.



DAY ROOM

15'0" x 9'5" approx (4.57m x 2.87m approx)
With wood floor and a hatch providing access to the cellar below.
Double doors open out to the garden.



BREAKFAST KITCHEN

21'6" x 12'1" approx (6.55m x 3.68m approx)
Situated to the rear of the house, there is plenty of space for table and chairs and a window overlooks the garden. The kitchen has a selection of fitted pine fronted units with tiled work surfaces and surround. There is a one and a half sink and drainer, range cooker with extractor hood above, microwave and a space for a fridge. Tiled floor extends throughout and there are recessed spot lights to the ceiling.





ANNEXE

This most versatile property allows multi-generational living as the property has an annexe area. Whilst this flexible part of the property can also be used by the main house, if required.

ANNEXE SITTING ROOM

15'4" x 13'5" approx (4.67m x 4.09m approx)

With sash window to front elevation. Chimney breast with feature fire surround having a marble hearth and back place housing a "living flame" gas fire.



ANNEXE KITCHEN

13'5" x 9'5" approx (4.09m x 2.87m approx)
With fitted units, sink and drainer, plumbing for automatic washing machine. A staircase situated off provides access up to a secondary landing.



WC

With low level WC, wash hand basin.

SIDE LOBBY

External access door to side, an internal door through to the day room.

Please note that the combination of the sitting room, secondary kitchen, cloak room and bedroom above with an en-suite could be readily utilised as a separate annexe.

REAR LOBBY

An external access door leads out to the rear.

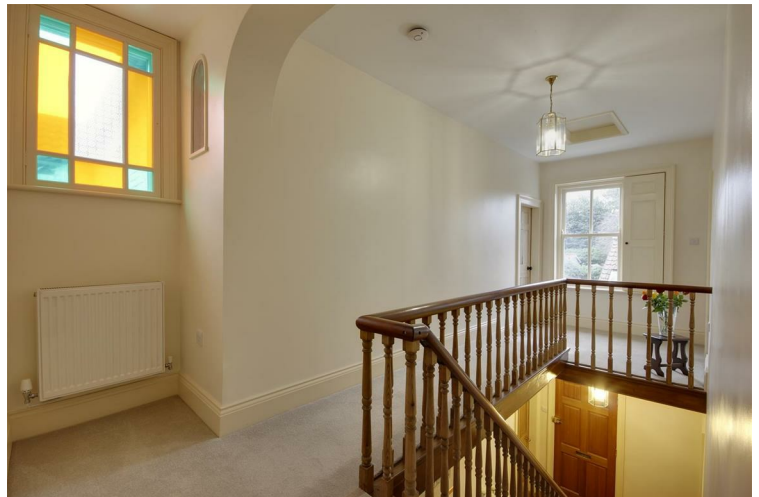
UTILITY ROOM

11'8" x 8'5" approx (3.56m x 2.57m approx)
With fitted units, sink and drainer, plumbing for automatic washing machine, tiling to the floor.

FIRST FLOOR

LANDING

With sash window to front elevation complete with shutters. At the far end of the landing is an deep airing cupboard housing the hot water cylinder and gas fired central heating boiler.



BEDROOM 1

18'7" x 15'7" approx (5.66m x 4.75m approx)

This spacious bedroom has recently been refurbished to include replastering, redecoration and a newly-fitted carpet. With attractive sash windows having chamfered reveals and shutters to both front and side elevations.



ENSUITE SHOWER ROOM

A recently installed contemporary suite comprising "walk in" shower with rain head and handheld shower system, low level WC and wash hand basin, tiling to the walls, heated towel rail.



BEDROOM 2

14'0" x 13'10" approx (4.27m x 4.22m approx)

Window to rear elevation.



BEDROOM 3

14'2" x 11'6" approx (4.32m x 3.51m approx)
Window to side elevation.



BEDROOM 4

10'2" x 10'0" approx (3.10m x 3.05m approx)
Window overlooking rear garden.



BEDROOM 5

15'2" x 7'10" approx (4.62m x 2.39m approx)
Window to side elevation.

BATHROOM

With suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap/shower attachment, shower cubicle, tiled surround, window with chamfered reveals to side complete with shutters.



ANNEXE BEDROOM

17'3" x 11'0" approx (5.26m x 3.35m approx)
Sash window to front elevation.



ANNEXE ENSUITE

With suite comprising low level WC, shower cubicle, wash hand basin.



OUTSIDE

Mulberry House occupies a prominent position on Westgate and to the front abuts the pavement. The rear garden is an absolute oasis. Directly to the rear of the house lies a paved patio with lawn which is attractively part walled. There is also a circular patio area ideal for the afternoon and evening sun, beyond which lies a further shaped lawned garden having a variety of shrubs and trees which provide a lovely environment to relax in and enjoy. To one side of the garden is an old brick outbuilding which is currently used as a store and has a further more recent addition of a brick built workshop plus a covered vaulted patio area. This outbuilding provides plenty of further potential, subject to appropriate permissions. The property is approached with car from Church Street and an automated sliding gate opens to a tarmac courtyard which provides generous parking for several vehicles. A substantial brick, stone and block garage has been built measuring approximately 25'3" x 21'3" (internal) with two high entry doors and boarded loft space.



GARAGE



OUTBUILDING



REAR 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 E & A (Annexe). 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

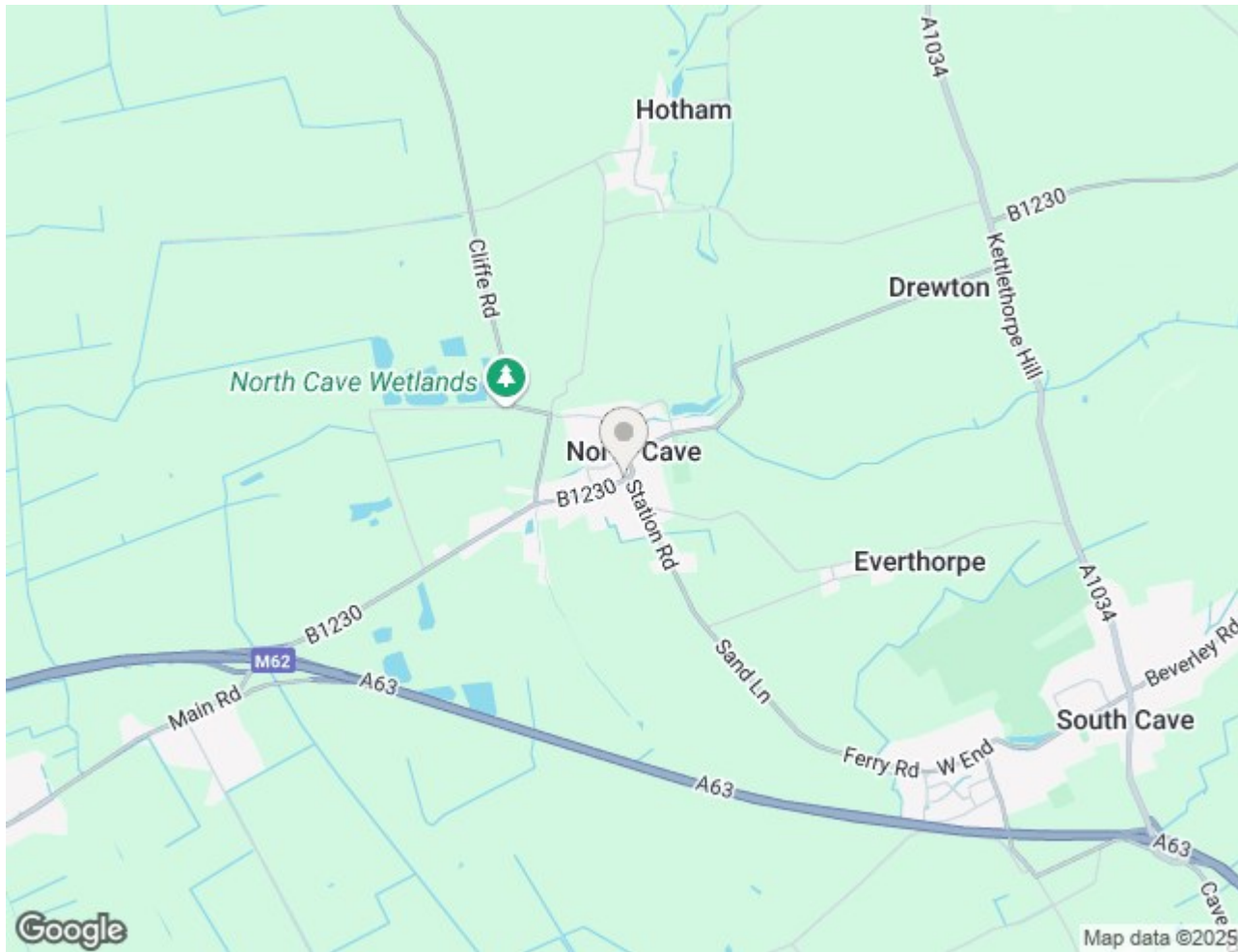
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

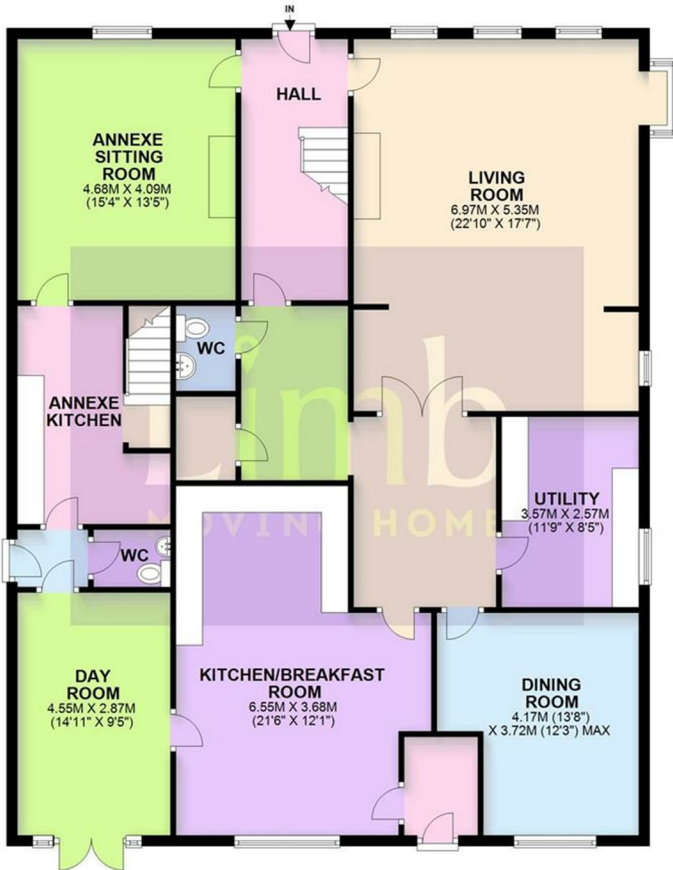
VALUATION SERVICE

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. 172.5 SQ. METRES (1856.8 SQ. FEET)




FIRST FLOOR

APPROX. 147.4 SQ. METRES (1586.9 SQ. FEET)



TOTAL AREA: APPROX. 319.9 SQ. METRES (3443.7 SQ. FEET)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	