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**Limb**  
MOVING HOME



# The Old STABLES



*The Old Stables, 46 West End, South Cave, East Yorkshire, HU15 2EY*

- 📍 Superb Detached Property
- 📍 Investment Opportunity
- 📍 Quality Specification
- 📍 Council Tax Band = C
- 📍 Produces Excellent Income
- 📍 3 Beds/2 Baths
- 📍 Rear Garden
- 📍 Freehold/EPC = D

**£389,950**



## INTRODUCTION

### AN IDEAL INVESTMENT OPPORTUNITY

If you're searching for something truly unique and distinctive, this property might be just what you're looking for. This exceptional single-storey property is a thoughtfully designed conversion of former agricultural buildings, blending original character with a sleek, contemporary finish. One of its standout features is the breathtaking open-plan kitchen and living area, complete with a vaulted ceiling. Thanks to its distinctive style and high-quality design, the property has also successfully operated as an Airbnb producing an excellent income, making it a fantastic opportunity for investors too. Deceptive from the outside, the linear layout offers three bedrooms, as shown on the attached floor plan. The luxurious primary bedroom boasts a dressing room and an ensuite shower room. The modern kitchen is equipped with integrated appliances and a grand island, while the living space features a cosy log burner and bi-fold doors that open onto a south-facing garden. There is also underfloor heating throughout the property.

Though there is no designated off-street parking, the street scene in West End typically provides ample parking options. The property includes a gated side path leading to a south-facing garden, which features a patio, a lawn, and a spacious storage shed.

## LOCATION

The property is situated on the south side of the picturesque street scene of West End, a historic park of the village close to the entrance to Cave Castle. South Cave affords an excellent range of local shops and amenities including a post office, chemist, doctors surgery and convenience store, one of which located nearby. There are also a number of amenities and recreational facilities plus a well reputed primary school and secondary schooling at nearby South Hunsley. The village provides immediate access to the beautiful surrounding countryside and there is also a vineyard. A mainline railway station lies within the nearby village of Brough and convenient access is available to the A63 which leads into the Hull City centre to the east and the national motorway network to the west. The village of South Cave lies approximately 12 miles to the west of Hull and the historic market town is approximately 9 miles to the north.

## ACCOMMODATION

Residential entrance door to:



## ENTRANCE HALL

An 'L' shaped hallway with large cloaks cupboard.

## OPEN PLAN LIVING/DINING/KITCHEN

31'2" x 14'9" approx (9.50m x 4.50m approx)

A spectacular room with a vaulted ceiling and exposed beams. The living space has a wall of bi folding doors leading out to the south facing garden and is complimented by a log burner. A tiled floor extends throughout. The kitchen has an extensive range of high gloss fronted base and wall mounted units together with a grand island and granite surfaces. There is a Belfast sink with professional mixer tap. The island houses an undercounter sink, four ring induction hob and a ceiling mounted extractor hood over. There are twin AEG ovens and dishwasher.





## LIVING AREA



## DINING AREA



## KITCHEN AREA



## UTILITY ROOM

10'4" x 5'9" paprox (3.15m x 1.75m paprox)

With cylinder cupboard, plumbing for automatic washing machine and space for a dryer, wall mounted gas fired central heating boiler.

## BEDROOM 1

12'9" x 11'3" approx (3.89m x 3.43m approx)

Tiled flooring, window to side.



## DRESSING ROOM

With fitted wardrobes and dressing table.



## ENSUITE SHOWER ROOM

Stylish en-suite with "walk in" shower area having a rainhead shower and screen, concealed flush WC, circular wash hand basin upon plinth, heated towel rail, tiling to the walls and floor.



## BEDROOM 2

10'4" x 9'1" approx (3.15m x 2.77m approx)

With fitted wardrobe and desk, window to side elevation.





## BEDROOM 3

10'4" x 7'1" approx (3.15m x 2.16m approx)

With fitted wardrobe and cupboards, tiling to the floor, window to side elevation.



## BATHROOM

A feature bathroom being fully tiled to walls and floor, featuring a freestanding oval shaped bath with shower over, rail and curtain. There is a concealed flush WC and wash hand basin upon a plinth, heated towel rail.



## OUTSIDE

Parking is available upon the street scene of West End. A path leads through a security side gate and alongside the property. To the rear is a south facing garden area, patio, lawn and large storage shed.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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.

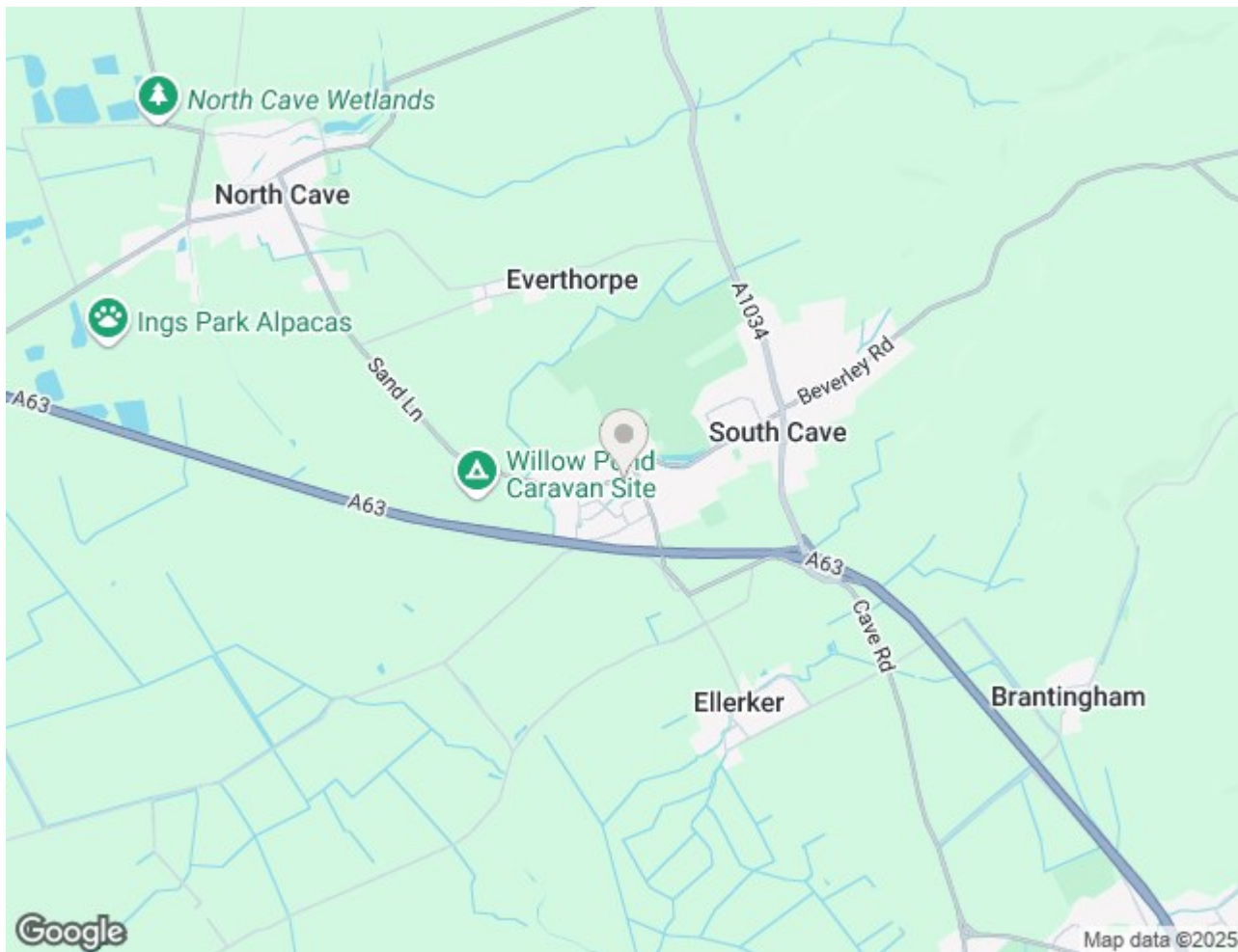
## PHOTOGRAPH DISCLAIMER

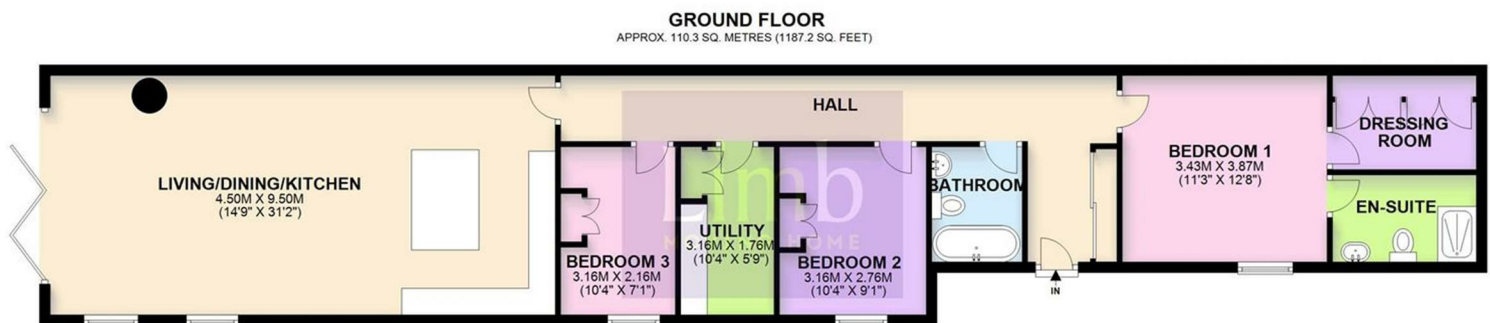
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## 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. 110.3 SQ. METRES (1187.2 SQ. FEET)  
**46 WEST END**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(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	