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Limb
MOVING HOME



Cara House, Beck Lane, Danegeld Garth, Welton, East Yorkshire, HU15 1PW

- 📍 Outstanding
- 📍 Approx. 5,000 sqft
- 📍 Classical Proportions
- 📍 Council Tax Band = G
- 📍 4 Large Bedrooms
- 📍 Substantial Garages
- 📍 Close to Village Centre
- 📍 Freehold/EPC = C

£1,099,500

INTRODUCTION

Cara House is an exceptional detached home set within approximately 0.75 acre of grounds, located near Welton's charming village centre with views of the church tower to the rear. Accessed via the exclusive gated community of Danegeld Garth, the property enjoys a prestigious and private setting.

The house features its own automated gates, which open onto a sweeping driveway, enhancing the sense of arrival. Built in 2006 to a timeless classical design, this stunning property exudes quality and sophistication. Spanning approximately 5,000 sq ft over two floors, the well-proportioned layout offers spacious rooms and a modern specification.

Upon entering, the grand reception hall with its galleried landing creates a striking first impression. The ground floor includes four reception rooms, a delightful kitchen, utility room, cloakroom, and WC. Upstairs, the galleried landing opens onto a south-facing balcony, and there are four generously sized bedrooms. Three of the bedrooms feature ensuite bathrooms, with the principal suite also benefiting from a dressing room and walk-in wardrobe.

The grounds are primarily laid to lawn to the rear and include ample parking facilities with central water feature "roundabout". The garage has been transformed into a substantial entertainment space, complete with two sets of doors, a kitchen area, and a separate internal WC, adding further appeal to the property.

In summary, Cara House is a remarkable home offering elegance, space, and exclusivity in one of the region's most desirable villages.



LOCATION

The property lies close to Welton's beautiful village centre, making this one of the region's most desirable places to live. It is accessed through the gated community of the exclusive Danegeld Garth, itself accessed from Creyke Lane off Church Street. The property has its own automated gates which open to a sweeping driveway. The village is clustered around St Helen's church and the village pond and with a running stream coming down from the Dale. Welton has a well reputed village pub which also serves food, a school and a highly reputable secondary schooling at South Hunsley lies in the neighbouring village of Melton. Located at the foot of the Yorkshire Wolds, many beautiful walks and cycle trails are available. Welton is also ideally placed for the commuter with Hull city centre some 8 miles to the east or access into the M62 and national motorway network to the west. A mainline railway station is located in the neighbouring village of Brough, also where more extensive facilities including supermarkets can be found.

Hull - 10 miles approx.

Beverley - 13 miles approx.

York - 31 miles approx.

Leeds - 51 miles approx.

ACCOMMODATION

Steps lead up to a pillared portico with balcony above and an oak residential entrance door opens to the entrance reception.

ENTRANCE RECEPTION

21'3" x 20'0" approx (6.48m x 6.10m approx)

An amazing first impression is created by the centrally arranged reception which has a grand oak detailed staircase leading up to the galleried landing above. Tiled flooring extends throughout and access is provided to all principle rooms.



LIVING ROOM

23'10" x 17'10" approx (7.26m x 5.44m approx)

A beautiful room which has a bay window to front and windows to either side of the chimney breast which houses an impressive carved oak fire surround with marble hearth and back plate housing "living flame" gas fire within a grate setting. There are double doors from both the entrance reception and also into the sitting room. Ornate coving and ceiling rose.



SITTING ROOM

17'8" x 16'2" approx (5.38m x 4.93m approx)

Also accessed from the hallway. Windows overlooking the rear garden with central double doors leading out. Ornate coving and ceiling rose.



DAY ROOM

18'0" x 18'0" approx (5.49m x 5.49m approx)

A beautiful room with bay window to front elevation. This room can be accessed via the hall, kitchen and provides double doors which open through to the conservatory. There is a feature oak fire surround with living flame gas fire upon a marble hearth, tiling to the floor, ornate coving and ceiling rose.



CONSERVATORY

17'9" x 14'7" approx (5.41m x 4.45m approx)

This quality conservatory has a glass roof, air con unit and is accessed from the dining room, kitchen and has an external access door to the side.



BREAKFAST KITCHEN

21'9" x 18'2" approx (6.63m x 5.54m approx)

Having an extensive range of classical units with beautiful granite work surfaces and a matching island. There is a range cooker with extractor hood above, integrated dishwasher, fridge and freezer. Ceramic sink and drainer, windows overlook the rear garden and there is an external access door to the side.



UTILITY ROOM

13'1" x 12'5" approx (3.99m x 3.78m approx)

Fitted units with work surfaces, ceramic sink and drainer, plumbing for automatic washing machine and space for further appliances, external access door to rear.

CLOAKS/WC

With low level WC and wash hand basin, tiled surround.

BOOT/CLOAK ROOM

With wall mounted central heating boiler.

FIRST FLOOR

GALLERIED LANDING

25'3" x 20'0" approx (7.70m x 6.10m approx)

A stunning space with windows to the front and double doors opening out to the balcony which look south, ornate coving and ceiling rose. There are fitted cupboards and display shelving to opposing walls.



VIEW TO REAR



BEDROOM 1

20'9" x 17'8" approx (6.32m x 5.38m approx)

A particularly spacious room with windows to front and side elevations.



DRESSING AREA

17'9" x 7'8" approx (5.41m x 2.34m approx)

Window to side elevation. Situated off the dressing area is a "walk in" wardrobe with fitted open shelving and there is access to the ensuite.



ENSUITE

Recently installed, the stylish ensuite comprises a low level WC, large shower area with rainhead and handheld shower system, twin wash hand basins and cabinets, heated towel rail, tiled surround and floor.



BEDROOM 2

18'0" x 17'8" approx (5.49m x 5.38m approx)

With windows to both front and side elevations, fitted wardrobing.



ENSUITE

With suite comprising low level WC, bidet, shower cubicle and wash hand basin, tiled surround.

BEDROOM 3

13'8" x 12'8" approx (4.17m x 3.86m approx)

Measurements extending to 18'2" approx.

Windows to rear, fitted wardrobing.



ENSUITE

With suite comprising low level WC, bidet, wash hand basin and shower cubicle, tiled surround.

BEDROOM 4

13'9" x 12'6" approx (4.19m x 3.81m approx)

With fitted wardrobe, window to rear elevation.



BATHROOM

13'9" x 7'8" approx (4.19m x 2.34m approx)

Recently installed with suite comprising low level WC, wash hand basin and cabinet, shower area with rainhead and handheld shower system, freestanding oval shaped bath with tap stand, tiling to the walls and floor, heated towel rail.



OUTSIDE

The property stands in substantial grounds which extend to approx. 0.75 acre. Access is gained via Beckside situated in the middle of the picturesque village of Welton. An automated entrance opens to the exclusive development of Danegeld Garth. Cara House has its own automated gated entrance with brick pillars to the side and a sweeping driveway leads around a circular central water feature. The rear garden is predominantly lawned and provides views of Welton church.



GARAGE BLOCK

20'8" x 17'7" approx (6.30m x 5.36m approx)

Currently converted for entertainment/gym space with two sets of double doors opening out to a patio. There is also a kitchen area with fitted units and sink together with an internal separate WC.



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 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

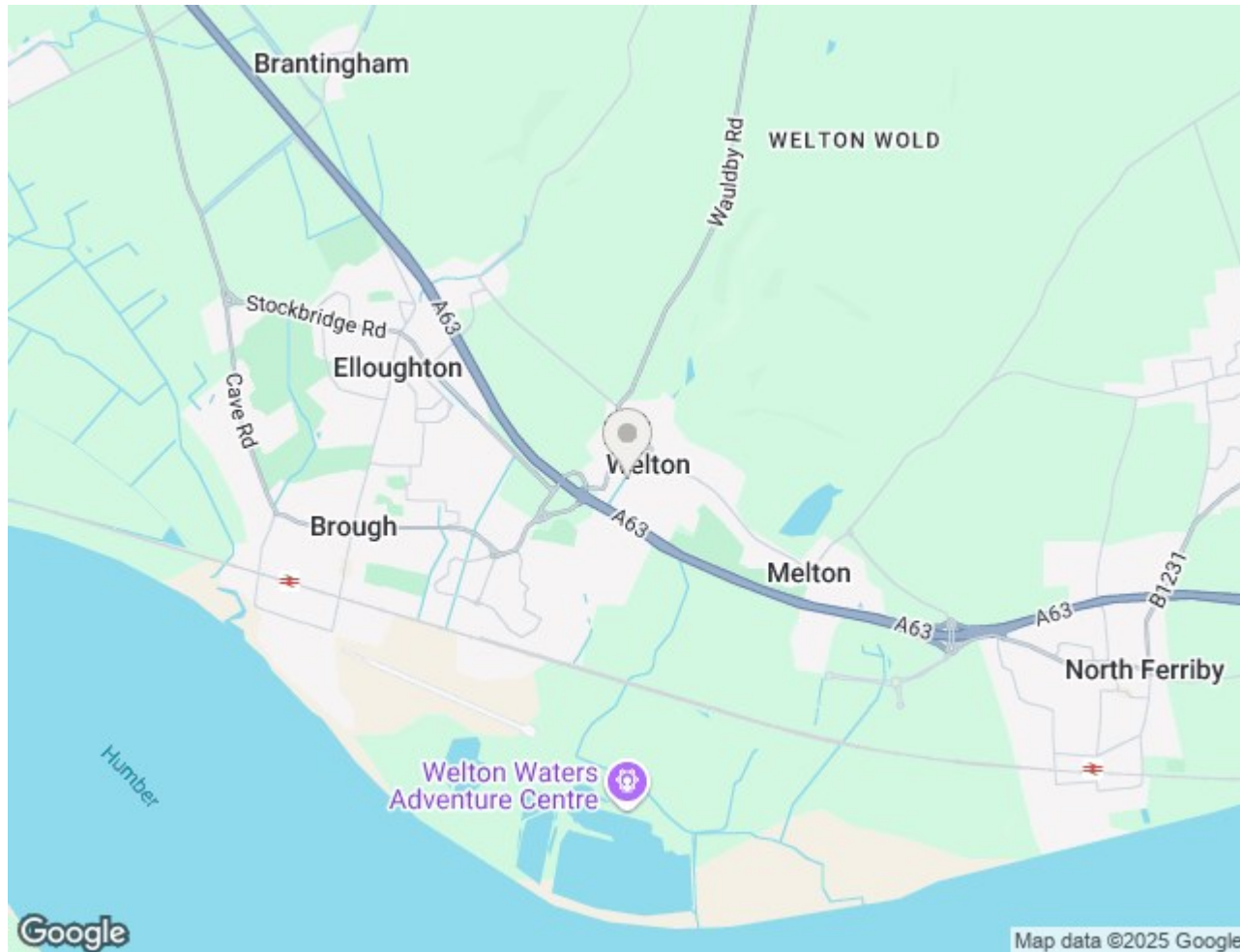
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 469.0 sq. metres (5047.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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	