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Limb
MOVING HOME



Apartment 1, Raywell House, Riplingham Road, Raywell, East Yorkshire,

- 📍 Ground Floor Apartment
- 📍 Unique Lifestyle
- 📍 Private Access
- 📍 Council Tax Band = C

- 📍 Open Plan Living
- 📍 Beautiful Grounds
- 📍 On-site Deli/Tea Shop
- 📍 Freehold / EPC = E

£165,000

INTRODUCTION

Experience a truly unique lifestyle in this beautifully presented ground-floor apartment within the majestic Grade II listed Raywell House. Accessed via a remote-controlled gate and a picturesque tree-lined driveway, the property is nestled within 6 acres of breathtaking parkland. The apartment has its own private residential access door and inside boasts an open-plan living kitchen, a double bedroom with fitted wardrobes, and a contemporary shower room. A private patio area, allocated parking, visitor parking, a garage, and the convenience of an on-site delicatessen/tea shop complete this exceptional offering.

LOCATION

Surrounded by rolling countryside, Raywell House and The Stables is conveniently located only a few minutes drive away from Cottingham and Willerby Shopping Park which includes a Waitrose store. The area is dotted with picturesque villages and Raywell is in easy driving distance of the market town of Beverley, famous for its Minster which dominates the skyline. It is a major shopping destination for the region with its mix of well known high street names and specialist retailers, enhanced further by the recently opened Flemingate Shopping Centre. Beverley racecourse on the 550 acre Westwood add to the town's character. The attractive villages of Cottingham, Swanland, Kirk Ella and West Ella together with the city of Hull and the Humber Bridge are within good proximity. East Yorkshire itself is a county of contrast with dramatic coastline landscapes and the chalk uplands of the Yorkshire Wolds. The area offers plenty of scope for outdoor pursuits - walking, sailing, cycling and there are three private golf courses within a 3 mile radius.

Kirk Ella - Approx. 2.4 miles

Willerby Shopping Park - Approx. 2.6 miles

Cottingham - Approx. 4.4 miles

Hull - Approx. 8.5 miles

Beverley - approx. 7.4 miles

York - Approx. 32.1 miles

HISTORY

The Stables and Raywell House sit within 6 acres of beautiful parkland bounded by woodland, 6 miles to the north west of the city of Hull. Accessed across a sweeping tree line and gated driveway, this striking 19th century main house and stables has been beautifully developed in recent times into luxurious apartments to both buildings, taking full advantage of the attractive location and historical features of the site. Raywell House itself is now a Grade II listed building having historical importance, originally designed by Marmaduke Ward Pycock of Hull and Daniel Sykes (a well renowned MP for Hull and Beverley and an anti slavery campaigner) took up residence in 1803.

ACCOMMODATION

Private residential access door from the private patio area to:



OPEN PLAN LIVING KITCHEN

19'3" x 19'0" approx (5.87m x 5.79m approx)

This delightful space enjoys windows to two sides allow light to flood in. The kitchen area has a range of modern base and wall units with granite worktops and central island. There is a one and a half bowl sink and drainer with mixer tap, double oven, microwave and four ring hob with filter above. There is an integrated fridge/freezer and dishwasher.



KITCHEN AREA



LIVING AREA



BEDROOM

11'9" x 9'10" approx (3.58m x 3.00m approx)
With built in wardrobes and sash window.



SHOWER ROOM

With modern suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Large utility cupboard with plumbing for a washing machine.



OUTSIDE

The property has the benefit of its own patio area and there is designated parking, a garage plus visitors parking.



GARAGE & PARKING

The garage is the right hand side end garage.



SERVICE CHARGES

Ground Rent - £100 per year
Service Charge - £320 PCM
Reserve Fund - £50 PCM

HEATING

There is oil fired central heating - charged as used through a reading.

TENURE

Leasehold - 125 year term from 1st July 2007.

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.

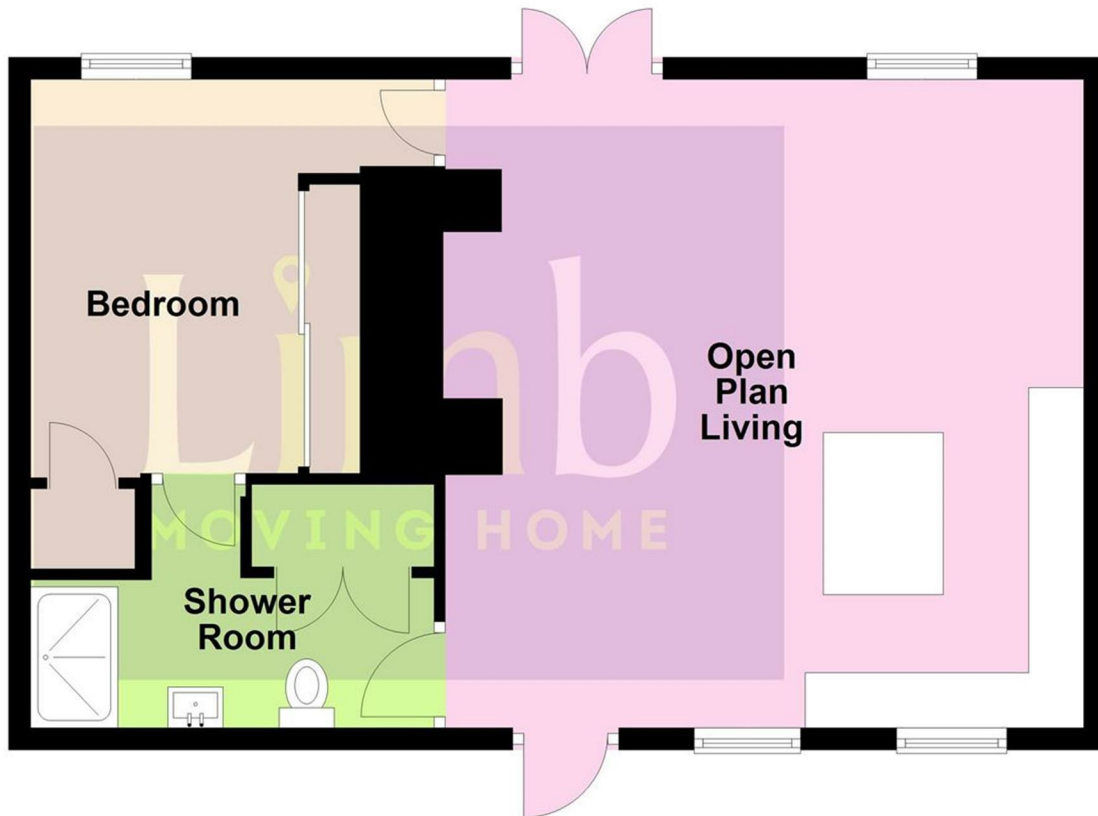
VALUATION SERVICE

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.



Ground Floor


Approx. 56.2 sq. metres (604.4 sq. feet)



Total area: approx. 56.2 sq. metres (604.4 sq. feet)

Apt 1 Raywell House, Raywell

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E	44	
(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	