

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*Love Lane House, Station Road, South Cave, East Yorkshire, HU15 2AA*

📍 Individual Detached House

📍 Delightful Setting

📍 Five Bedrooms

📍 Council Tax Band G

📍 Five Reception Rooms

📍 Great Parking/Dble Garage

📍 South Facing Garden

📍 Freehold/EPC = C

**£780,000**



## INTRODUCTION

Love Lane House is a stunning individual detached property which enjoys a delightful setting, approached across its own private lane, well set back from Station Road and with excellent parking, double garage and a lovely south facing garden. Arranged over two floors, as depicted on the attached floor plan, the excellent range of accommodation is ideal for a family. It briefly comprises an impressive entrance reception, downstairs cloaks/WC, formal lounge with feature fireplace and a stunning garden room complete with log burner. There is a separate dining room, sitting room, again with a log burner and a fabulous living kitchen with beautiful and recently installed units complete with integrated appliances and a grand island topped with quartz. It also has underfloor heating and double doors opening out to the garden. There is a very useful utility and a further WC. At first floor a particular feature is the luxurious grand master suite complete with stylish en-suite shower room. Overall there are five bedrooms plus a spacious five piece bathroom. The property has the benefit of gas fired central heating and double glazing installed.

Outside the property provides plenty of parking/turning space and a double garage with automatic electric door. There are mature trees and shrubbery which make for a lovely setting and provide much privacy. The delightful south facing rear garden has many areas of interest including lawns, borders, patio areas and growing beds.

## LOCATION

If exiting South Cave towards Market Weighton, the driveway to Love Lane House is located on the right hand side, opposite the "East Lodge" to Cave Castle.

South Cave lies approximately 12 miles to the west of Hull and the historic market town of Beverley is approximately 9 miles away. The village is ideally placed for travelling to Hull, Beverley, York, Leeds and the West Riding with immediate access being available to the A63/M62 motorway network. There is a mainline railway station situated approximately 5 minutes driving time away in the nearby village of Brough. South Cave has a variety of amenities including convenience stores, bakers, butchers, a number of public houses and restaurants together with a golf course and country club. The village also has a junior school and lies within the South Hunsley Secondary School catchment area.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE RECEPTION

16'4" x 13'8" approx (4.98m x 4.17m approx)

An impressive reception hallway with W.C/cloak room off. Window to front and double doors to:



## LOUNGE

19'7" x 13' approx (5.97m x 3.96m approx)  
plus bay window to front elevation, further windows to either side of the chimney breast with feature marble fire surround housing a cast open grate. Double doors through to:



## GARDEN ROOM

19'8" x 10'8" approx (5.99m x 3.25m approx)  
A stunning room overlooking the rear garden. Features include a vaulted ceiling, tiled floor and a log burner creating a cosy space in winter. Double doors lead out to the garden.



## SITTING ROOM

13'6" x 11'4" approx (4.11m x 3.45m approx)

With an attractive beam to the ceiling, log burner and window to rear elevation.



## DINING ROOM

13' x 11'4" approx (3.96m x 3.45m approx)

Window to rear elevation.



## LIVING KITCHEN

23'7" x 20'2" approx (7.19m x 6.15m approx)

A fabulous open plan living kitchen with aspect to front and double doors opening out to the garden. There is a beautiful and recently installed quality kitchen having an extensive range of units, quartz tops and a grand island units seating peninsula. Appliances include a Neff oven and grill, warming drawer, induction hob, extractor over, microwave, dishwasher and larder fridge. There is underfloor heating.







## UTILITY ROOM

16'8" x 5'6" approx (5.08m x 1.68m approx)

With fitted units, sink and drainer, plumbing for automatic washing machine and space for further appliances. Tiled flooring, External access door, internal door to WC and also a personnel door to the garage.

## WC

With low level WC and wash hand basin.

## FIRST FLOOR

## LANDING

With window to front elevation.



## BEDROOM 1

29'4" x 22' approx maximum measurements (8.94m x 6.71m approx maximum measurements)

This stunning space provides a luxurious feel to the master bedroom. There are windows to both front and rear elevations and built-in wardrobes.



## EN-SUITE SHOWER ROOM

A stylish en-suite comprising a multi-jet shower enclosure, low level WC and twin wash hand basins set in a granite surround with cabinet beneath. Heated towel rail, tiling to the floor.



## BEDROOM 2

13'9" x 11'5" approx (4.19m x 3.48m approx)  
Window to rear elevation.



## BEDROOM 3

10'5" x 9'7" approx (3.18m x 2.92m approx)  
Window to front elevation.





## BEDROOM 4

8'3" x 8'2" approx (2.51m x 2.49m approx)  
Window to front elevation.



## BEDROOM 5/STUDY

8'9" xx 8'4" approx (2.67m xx 2.54m approx)  
Two windows to side elevation.



## BATHROOM

13'1" x 11'6" approx (3.99m x 3.51m approx)  
With tank cupboard to corner. Suite comprising an oval shaped roll top bath, 'walk in' shower area, low level WC and twin wash hand basins. Tiled surround and tiling to the floor. Heated towel rail.





## OUTSIDE

A tarmac private entrance driveway leads to the property and upon arriving opens to a gravelled driveway with turning area flanked by lawn. A number of trees surround the site creating an attractive environment and providing privacy. The rear garden enjoys a stunning south facing aspect and has been attractively landscaped over the years blending lawns with ornamental shrub beds and borders. Patio areas enjoy the sun at different times throughout the day.



## REAR VIEW OF 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 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.

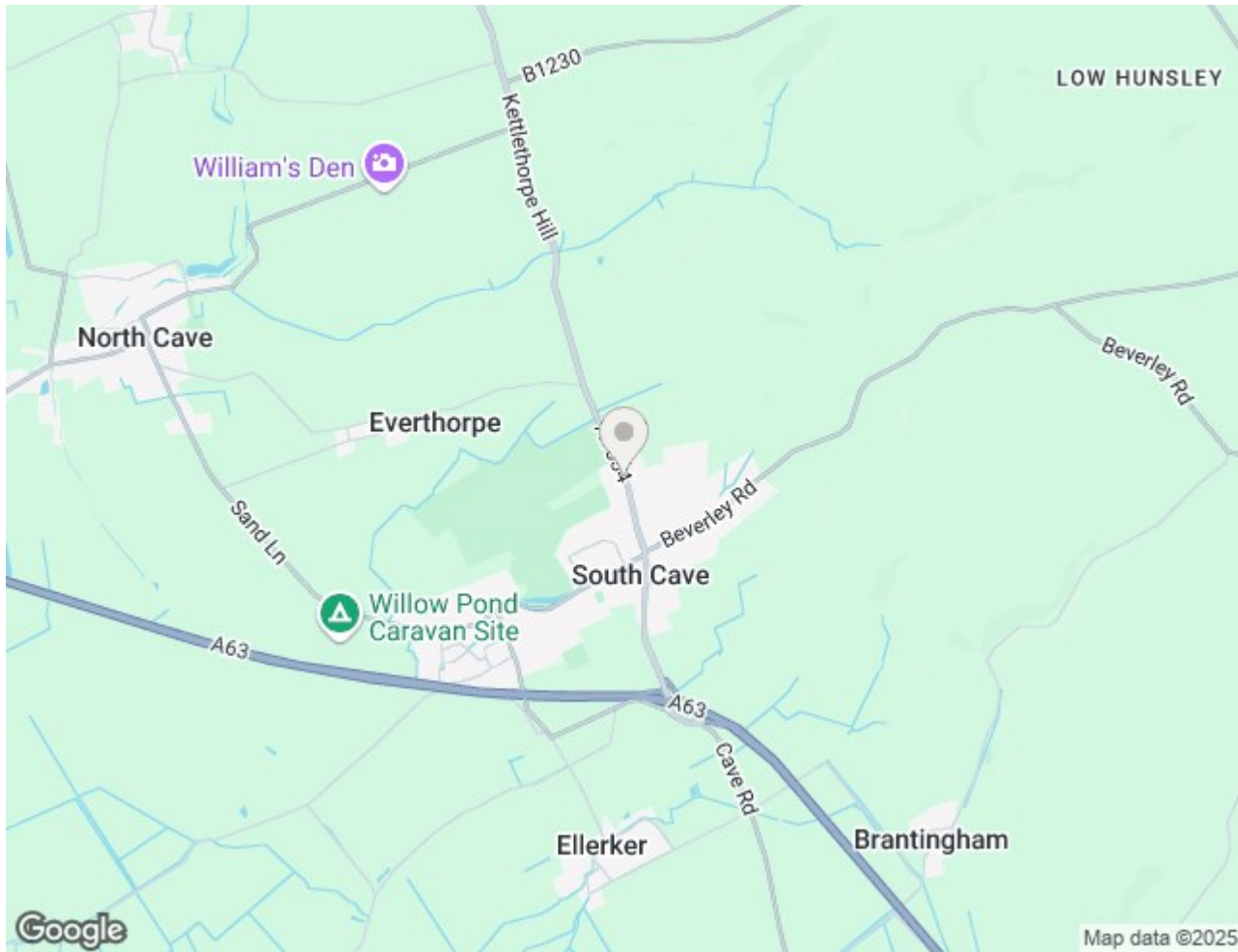
## PHOTOGRAPH DISCLAIMER

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.










## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	