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**Limb**  
MOVING HOME



*Bracken House, 11 Sands Lane, Ellerker, East Yorkshire, HU15 2DR*

- 📍 Fabulous Detached House
- 📍 Stunning Location
- 📍 Four Double Bedrooms
- 📍 Council Tax Band = G
- 📍 Excellent Living Space
- 📍 Double Garage + Loft
- 📍 Planning Permission Granted
- 📍 Freehold / EPC = D

**£850,000**



## INTRODUCTION

Situated in a beautiful setting next to The Green in this stunning conservation village, Bracken House is a fabulous detached residence. Immaculately presented, this delightful property provides an attractive range of accommodation with excellent living space and 4 double bedrooms. Upon entering the house you are greeted by a spacious central hallway with an oak detailed staircase. There are a series of three reception rooms including a fitted study. There is also a large conservatory and a superb and extensively fitted living kitchen with air conditioning unit. The ground floor is completed by a large utility and downstairs W.C. Internal access is available between the house and garage with a garage having stairs up to a sizeable loft space. Planning permission has been granted to convert the garage and extend into the loft space above. All four bedrooms have fitted furniture and these luxurious main bedroom has the benefit of an ensuite bath/shower room. There is also a family bathroom. The accommodation has uPVC double glazing and oil fired central heating installed. The property enjoys a delightful setting next to The Green, and views to the front across paddock land, a particularly attractive part of this conservation village which is one of the regions most desirable places to live with its mix of period properties and many homes of distinction.



## LOCATION

The conservation village of Ellerker lies approximately 14 miles to the west of Hull and is regarded as one of the area's most unspoilt villages with a delightful centre clustered around the green and running beck. The village is conveniently placed for travelling with immediate access available to the A63 leading into Hull city centre to the east and the M62 motorway network to the west with Leeds and York approximately 45 minutes driving distance away. The historic market town of Beverley lies nearby and the village of Brough, approximately 5 minutes driving time away, has an excellent range of shops and amenities plus its own mainline railway station providing a direct service to London Kings Cross. Ellerker lies at the foot of the Yorkshire Wolds and is ideally placed for those with an interest in country pursuits and the area also affords a range of recreational facilities including the nearby Brough golf course.



## ACCOMMODATION

Residential entrance door to:

### ENTRANCE

Vestibule with tiled flooring. An archway provides access through to the central entrance hallway.

### CENTRAL ENTRANCE HALLWAY

A spacious central hallway with tiled floor and staircase with oak balustrade leading to the first floor.



### CLOAKS

Cloaks cupboard to corner.



## W.C.

With low flush W.C., wash hand basin upon a granite surface, tiling to walls and floor. Window to front.



## LIVING KITCHEN

29'6" x 13'7" approx (8.99m x 4.14m approx)

Extensively fitted with a range of base and wall units, central island, dining peninsular, all with granite surfaces. There is a one and a half under counter sink with mixer tap, two integrated Siemens ovens, four ring hob, extractor, dishwasher and fridge. Part tiling to the walls, air conditioning unit and windows overlooking the rear garden. Double doors to the conservatory.



## KITCHEN



## CONSERVATORY

16'8" x 9'8" approx (5.08m x 2.95m approx)  
With tiled floor, radiator for all year round use and windows overlooking the rear garden with integrated blinds.



## SITTING ROOM

17'10" x 13'0" approx (5.44m x 3.96m approx)

There is a tiled hearth housing an open fire. Windows looking towards The Green. A wide archway leads through to a further reception room.



## RECEPTION ROOM

13'4" x 12'5" approx (4.06m x 3.78m approx)

Window to side elevation.





## STUDY

13'5" x 9'8" approx (4.09m x 2.95m approx)

Extensively fitted with desk, drawers and display cupboards. Windows to the front and window to the side looking towards The Green.



## FIRST FLOOR

### LANDING

Spacious with loft access hatch and window to front.



### BEDROOM 1

18'10" x 11'10" approx (5.74m x 3.61m approx)

Having an excellent range of fitted wardrobes and matching dressing table. Windows to front elevation looking across paddock land.



## EN-SUITE BATH/SHOWER ROOM

With fitted furniture housing a low flush W.C. and wash hand basin. There is a separate shower enclosure and a bath. Cupboard/Wardrobe, mains operated radio with speakers in the ceiling and underfloor heating.

## BEDROOM 2

13'5" x 12'6" approx (4.09m x 3.81m approx)

With fitted wardrobes and dressing table, window to the side looking towards The Green.



## BEDROOM 3

13'7" x 10'3" approx (4.14m x 3.12m approx)

Fitted wardrobe and window to rear.





## BEDROOM 4

13'5" x 9'9" approx (4.09m x 2.97m approx)

With fitted wardrobe and drawers. Window to front and window to side looking towards The Green.



## BATHROOM

Having fitted furniture housing a low level W.C., bidet, wash hand basin. There is a separate shower cubicle and bath, tiling to the walls and floor, heated towel rail. There is also a Valera hairdryer fixed to the wall and mains operated radio with speakers in the ceiling. Underfloor heating.



## UTILITY

This room is accessed from the entrance hall and provides access through to the garage.



## GARAGE

24'7" x 19'6" approx (7.49m x 5.94m approx)

With two automated single roller doors. There is an internal door through to the utility room and external door to the rear garden. An internal staircase leads up to the loft area.

## LOFT AREA

24'7" x 11'8" approx (7.49m x 3.56m approx)

## FRONT GARDEN



## OUTSIDE

A brick wall extends to the front of the property with pillars flanking the entrance driveway which opens to the parking forecourt. This in turn provides access to the garage. Lawns are complemented by shrubbery and extend around the house. The attractive rear garden has a patio with a lawn beyond and established borders. A stone wall extends to one perimeter. A greenhouse is also included in the sale.



## PATIO



## REAR VIEW OF PROPERTY



## DRIVEWAY & GARAGE



## 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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.



## AGENTS NOTE

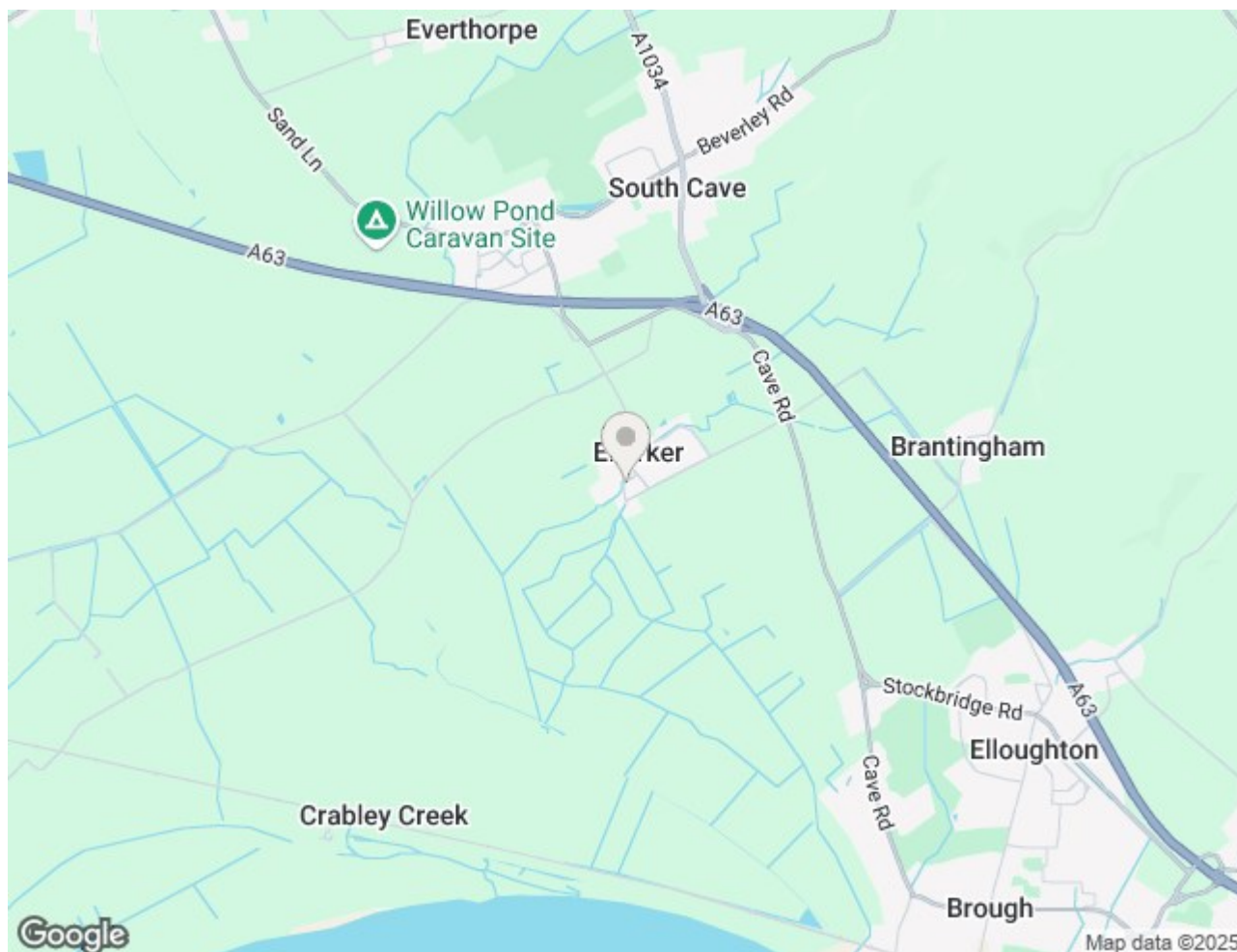
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(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	