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Limb
MOVING HOME



13 Station Road, South Cave, East Yorkshire, HU15 2AA

- 📍 Exquisite Detached House
- 📍 Beautifully Appointed
- 📍 Approx. 3,000sq.ft.
- 📍 Council Tax Band = G
- 📍 4 Beds Plus Annexe
- 📍 Grounds of Approx. 1 Acre
- 📍 Exclusive Location
- 📍 Freehold/EPC = C

£930,000

INTRODUCTION

A VERY SPECIAL PROPERTY INDEED. Set in delightful grounds of around an acre within an exclusive location is this exquisite detached house. An impressive gated entrance is set back from Station Road and opens to a sweeping driveway which leads to the front of the house and double garage. A particular attraction of the property is its secluded setting being some distance from the road. Beautifully appointed and with a high specification throughout, this fabulous family home also has the benefit of a substantial games/entertaining/extra living room which would also make an ideal annexe. Overall the accommodation extends to approximately 3,000sq.ft. which is depicted on the attached floorplan and the principal rooms enjoy an aspect across the gardens. Excellent living space briefly comprises a generous lounge, study, dining room and a fabulous fitted kitchen with bi fold doors, superb units and island plus integrated appliances. The room flows seamlessly into the day room which also provides access out to the terrace. Practicalities are catered for by a utility room with large cupboard off and there is a downstairs cloaks/W.C.. A substantial games/entertaining/reception room is ideal for many purposes and served by a separate shower room/W.C.. Upon the first floor, the impressive galleried landing leads to four bedrooms and the main family bathroom. The principal suite has a stylish en-suite shower room. The gardens are an absolute delight having been thoughtfully set out over the years to provide areas of interest and be relatively low maintenance - the property even has a robot mower! Directly to the rear of the house is an extensive patio which enjoys a westerly facing aspect across the lawns. There is also a further patio area housing a breeze house which looks south. The grounds have mature borders which provide much seclusion.



LOCATION

If exiting South Cave towards Market Weighton, the entrance is located on your left, just before The Dower House. The property lies within South Cave conservation area.

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 HALL

An impressive hallway with a staircase leads up to the galleried landing above.



CLOAKS/W.C.

With low level W.C. and wash hand basin.

LIVING ROOM

A beautiful room with triple aspect having window to front, double doors to the rear and recessed windows which flank the chimney breast housing a contemporary log effect gas fire. Wall mounted TV point.



STUDY



KITCHEN

A stunning kitchen having an extensive range of quality contemporary handleless units and large island with quartz tops and breakfast bar peninsular. Features include an undercounter one and a half ceramic sink with Quooker instant hot water tap, Siemens double oven with microwave above, four ring induction hob with concealed extractor, dishwasher, fridge and freezer. A tiled floor with underfloor heating extends throughout. Bi fold doors open out to the rear terrace. The room is open plan in style through to the day room.





DAY ROOM

A great place to relax or entertain with double doors opening out to the rear terrace. A continuation of the tiled floor has underfloor heating, radiator and there is a wall mounted TV point.



UTILITY ROOM

Having an extensive range of fitted units, work surfaces, sink and drainer, plumbing for automatic washing machine and space for dryer. Tiled floor, window to front elevation. Large double cupboard providing great storage facilities also housing the Worcester gas fired central heating boiler.



DINING ROOM

With tiled floor, underfloor heating, window to front and double doors opening out to the terrace.



GAMES/SITTING ROOM/ANNEXE

A fabulous room measuring approximately 42'2" x 17'7". Complete with a polished wood floor and rear sitting area with two sets of double doors opening out to the patio. The focal point of the room is a feature marble fireplace housing an open fire.





SHOWER ROOM

With low level W.C., wash hand basin and shower cubicle, heated towel rail.



FIRST FLOOR

GALLERIED LANDING

An impressive landing with central staircase. Two windows to front elevation. Situated to one corner of the landing is a large "walk in" storage cupboard.



BEDROOM 1

A luxurious bedroom suite complete with range of quality fitted wardrobes. Window to rear elevation.



EN-SUITE SHOWER ROOM

A stylish en-suite with corner shower cubicle, fitted furniture with inset wash hand basin and concealed flush W.C., fully tiled to walls and floor, heated towel rail. Underfloor heating.



BEDROOM 2

A spacious double bedroom with an extensive range of fitted wardrobes. Window to rear elevation.



BEDROOM 3

Window to front elevation.



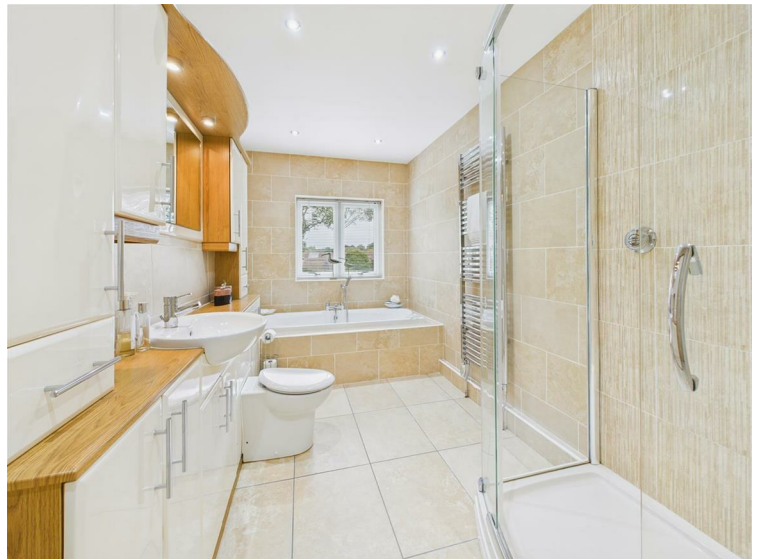
BEDROOM 4

Fitted wardrobing, window to front elevation.



BATHROOM

A fully tiled bathroom with suite comprising large bath, fitted furniture with cupboards and inset wash hand basin and concealed flush W.C.. Large "walk in" shower, heated towel rail.



OUTSIDE

The gardens are an absolute delight and have been thoughtfully set out over the years to create areas of interest with relatively low maintenance - the property even has a robot mower! Overall the plot extends to approximately 1 acre and mature borders provide seclusion. Excellent parking is available in front of the house which also provides access to the garage. Directly to the rear lies an extensive patio which enjoys a westerly facing aspect across the lawns. There is also a further patio area having a breeze house which looks south. Mature shrubs and trees make the rear garden a lovely environment to enjoy.





REAR VIEW



DRIVEWAY





CENTRAL HEATING

The property has the benefit of gas fired central heating.

DOUBLE GLAZING

The property has the benefit of double glazing.

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

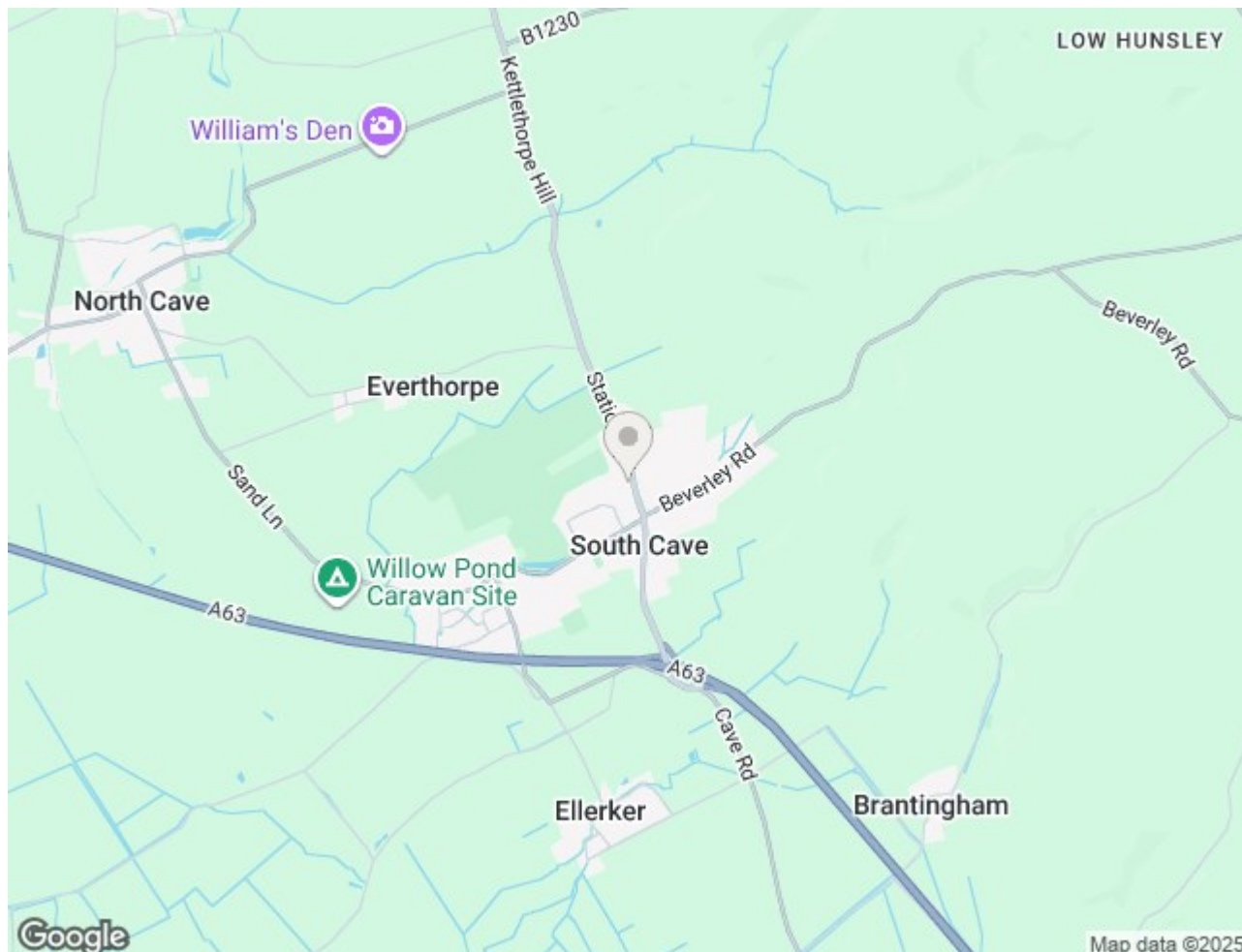
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

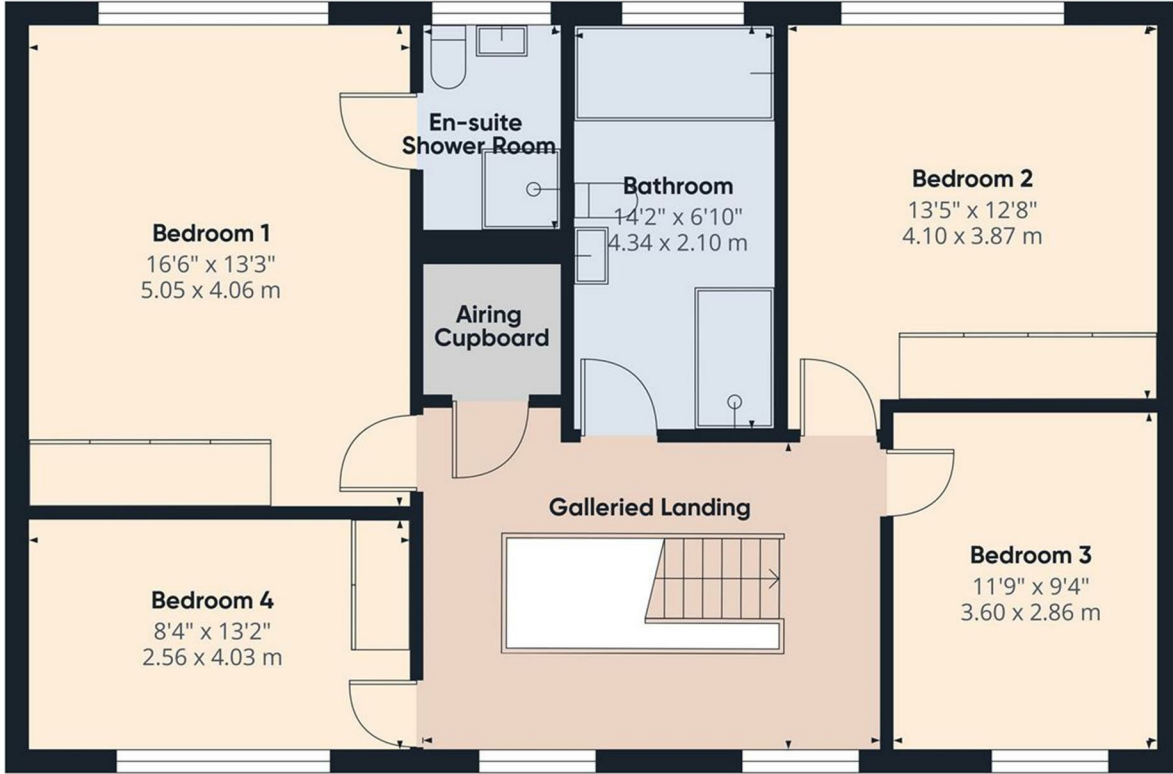
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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.







Floor 1




Approximate total area^m
914 ft²
84.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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	