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**Limb**  
MOVING HOME



*4 The Forge, Old Village Road, Little Weighton, East Yorkshire, HU20 3UJ*

- 📍 Link Detached House
- 📍 Stunning Open Views
- 📍 Private Courtyard Setting
- 📍 Council Tax Band = D
- 📍 Excellent Family Accommodation
- 📍 Parking & Garage
- 📍 Don't Miss out!
- 📍 Freehold / EPC = E

**£330,000**



## INTRODUCTION

Tucked away in a private courtyard within a highly desirable village, this impressive link-detached house delivers outstanding space and an enviable setting with uninterrupted open views to the rear. The thoughtfully planned accommodation offers a seamless blend of comfort and practicality, making it ideal for a growing family.

The ground floor features a spacious entrance hallway, a convenient cloaks/W.C., and an established kitchen with an accompanying utility room. The versatile layout is anchored by three reception rooms—a welcoming lounge, a formal dining room, and a bright garden room—providing excellent flexibility for relaxing or working from home. Upstairs, the home provides four bedrooms, including a superb principal suite featuring a dedicated walk-in wardrobe and private en-suite shower room, plus a family bathroom.

A true highlight of this property is the stunning rear garden, a creative, multi-level outdoor space that perfectly captures the open countryside views. Designed with several areas of interest, it includes lawn and patio sections, charming water features, a decked seating area with a workshop beneath, and a greenhouse. Situated within a private courtyard, the property also benefits from two parking spaces and an integral garage. With the added benefit of solar panels, double glazing, and electric heating, this is an outstanding home not to be overlooked.

## LOCATION

The Forge is a small courtyard setting comprising only five dwellings situated off Old Village Road within the centre of Little Weighton. This popular village is clustered around an attractive duck pond and green and conveniently placed, some 4 miles to the west of Cottingham and with Walkington and Beverley nearby. Convenient access can also be gained towards the west Hull villages, the Humber Bridge northern approach road and towards the A63/M62 motorway network. Little weighton has its own primary school and there is also a well regarded public house which serves good food.

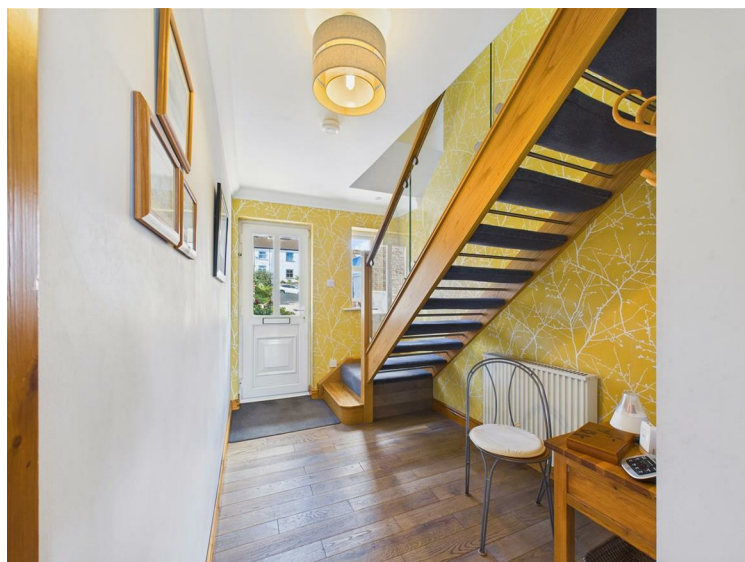
## ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

### ENTRANCE HALL

A staircase with oak and glass balustrade leads up to the first floor.



## CLOAKS/W.C.

With low flush W.C. and cabinet with wash hand basin.



## KITCHEN

Having a range of fitted base and wall units with contrasting worktops incorporating a one and a half bowl sink and drainer with mixer tap, tiled splashbacks, Rangemaster cooker with filter hood above, integrated larder fridge plus plumbing for a dishwasher. Patio doors and window to rear.



## UTILITY

With plumbing for a washing machine and space for other appliances. Internal access door to garage.



## LOUNGE

With living flame gas fire. Pocket doors lead through to the dining room. Windows to the rear and side elevations offering stunning views across the garden and open countryside beyond.



## DINING ROOM

Window to the front elevation.





## GARDEN ROOM

With inset spot lights and French doors leading out to the patio.



## FIRST FLOOR

### LANDING

With large storage/airing cupboard.

### BEDROOM 1

With walk in wardrobe and window to the front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, fitted cabinets with wash hand basin and low flush W.C. Velux window to the rear.



## BEDROOM 2

With fitted wardrobe and window to the front elevation.





## BEDROOM 3

Velux window to rear.



## BEDROOM 4

Window to front.

## BATHROOM

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail and Velux window to rear.



## OUTSIDE

Situated within a private courtyard, the property benefits from parking for up to two vehicles and there is an integral garage. A true highlight of this property is the stunning rear garden, a creative, multi-level outdoor space that perfectly captures the open countryside views. Designed with several areas of interest, it includes lawn and patio sections, charming water features, a decked seating area with a workshop beneath, and a greenhouse.







## REAR VIEW





## DECKED SEATING AREA



## STUNNING VIEWS



## SOLAR PANELS

The property has the benefit of solar panels that feed into the national grid and we have been advised that they currently generate an income in the region of £1,000 per annum.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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. A prospective viewer should check on the availability of this property prior to viewing.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system 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. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

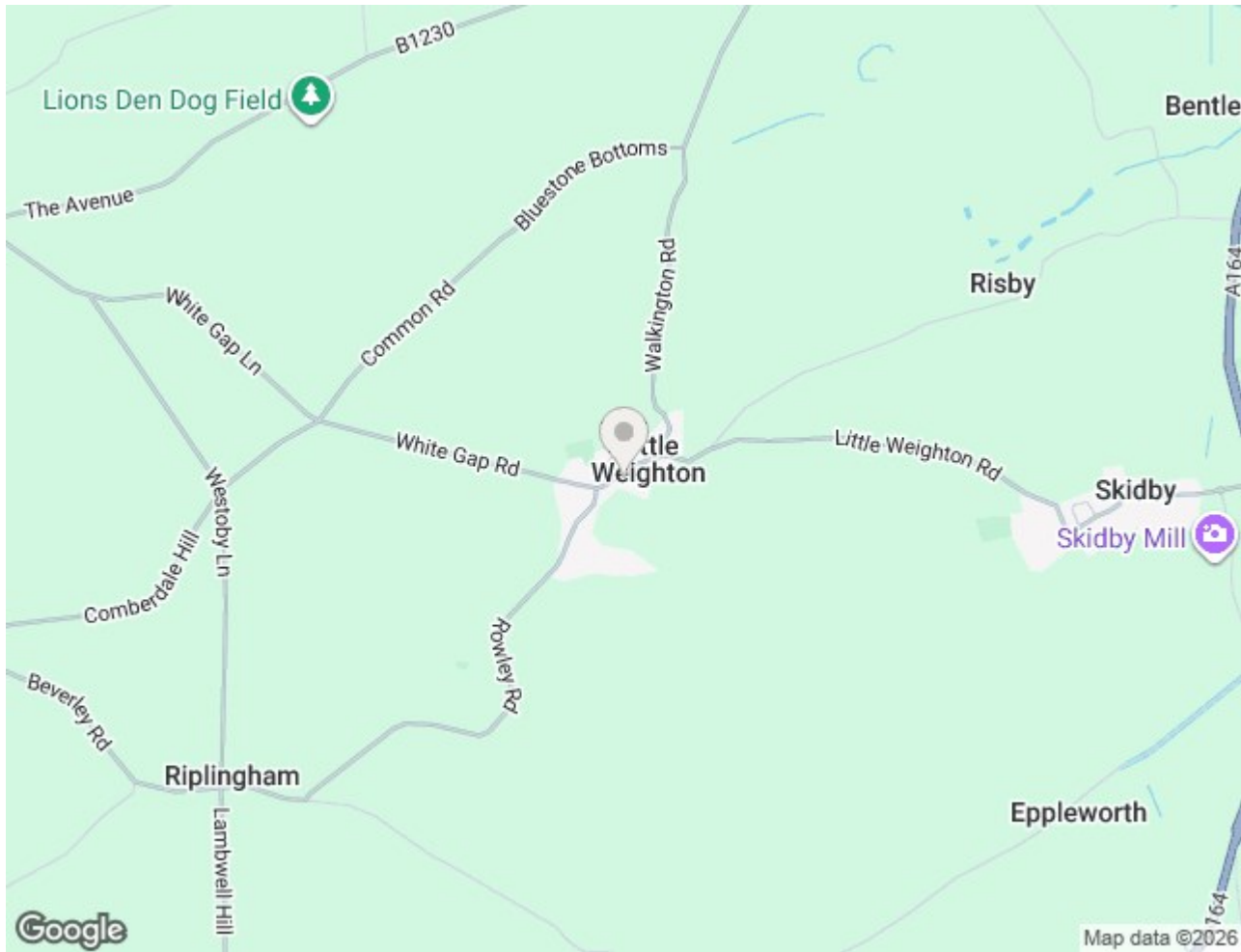
## *PHOTOGRAPH DISCLAIMER*

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.

## *PROPERTY TO SELL?*

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 0



**Approximate total area<sup>m</sup>**

896 ft<sup>2</sup>  
83.4 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m


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		73
(55-68) D		
(39-54) E	49	
(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	