



Kemp Road, Swanland HU14 3LY

£1,500,000







**50% STAMP DUTY CONTRUBUTION.** Architecturally designed with quality and energy efficiency very much in mind. Set back from the prestigious Kemp Road in a very secluded environment. Substantial accom. of around 7000 sq ft includes a superb leisure and pool complex. Grounds of around one acre. **HIGHLY ENERGY EFFICIENT.**

#### INTRODUCTION

This striking individual detached residence is discreetly located being approached across its own long private driveway (on the western side of Kemp Road). The property has been substantially enlarged and remodelled in recent times with many fine features and an eye for high energy efficiency with comprehensive insulation, solar panels, gas central heating and double glazing. The property enjoys a site of around one acre in what is largely regarded as the premier location in the area. At over 7,000 sq ft of accommodation, which includes a leisure and superb indoor heated swimming pool complex, this substantial detached residence has been designed to take full advantage of its southerly aspect. Affording real flexibility of use, there are six bedrooms overall served by five very well equipped quality bathrooms and a variety of living areas. In addition to the bedroom suites, the layout has the option of a very attractive ground floor annex. The grounds incorporate a large forecourt, garage and sweeping south facing lawns. Viewing is most definitely highly recommended.

#### STAMP DUTY INCENTIVE

Based on the asking price, the vendor pledges to contribute 50% of the Stamp Duty Land Tax liability based on a single property purchase (not the surcharged rate applied to additional property purchases)

#### LOCATION

Offering some of the region's finest homes, Kemp Road is one of the area's most sought after

addresses which lies within the picturesque and highly desirable village of Swanland. Swanland has an attractive village centre where a number of shops are to be found including a convenience store/post office, butcher, doctor's surgery, chemist and coffee shop.

There are a number of amenities and recreational facilities such as a tennis and bowls club. The village also has a well reputed junior/primary school with secondary schooling at nearby South Hunsley School. A number of public schools are also available such as Hull Collegiate, Hessle Mount and Hymers College.

Convenient access to the Humber Bridge, the A63 leading to Hull city centre to the east and the national motorway network to the west towards Leeds. Mainline railway stations lie approx 5 minutes distance at North Ferriby and 15 minutes distance at Brough which provides a regular service to London Kings Cross.

#### ENTRANCE

##### ACCOMMODATION

##### ENTRANCE PORCH

With tiled floor. A residential entrance door opens to entrance reception.

##### ENTRANCE RECEPTION

With tiled floor, feature circular windows flank the entrance door. Double doors open to entrance hallway.

#### ENTRANCE HALLWAY

24'5 x 12'10 approx (7.44m x 3.91m approx)

A great first impression is created here with a stunning bespoke central staircase with oak detailing and galleried landing above. As the hallway is situated centrally it provides access to many of the principle rooms. Recessed down lighters to the ceiling.

#### CLOAKROOM

Off the hall is a spacious cloakroom area with underfloor heating.

#### WC

With modern suite comprising wash hand basin and cabinet, low level WC.

#### LIVING ROOM

25'7 x 22'6 approx (7.80m x 6.86m approx)

This lovely room is situated to the rear of the house and a substantial picture window provides views across the grounds with an external electric sun canopy to protect from the southerly aspect. The focal point of the room is a log burning stove with attractive surround. Fitted book shelves extend to one corner. Sliding patio doors lead out to the terrace. The living room is arranged in a semi-open plan style through to the adjacent dining room area.

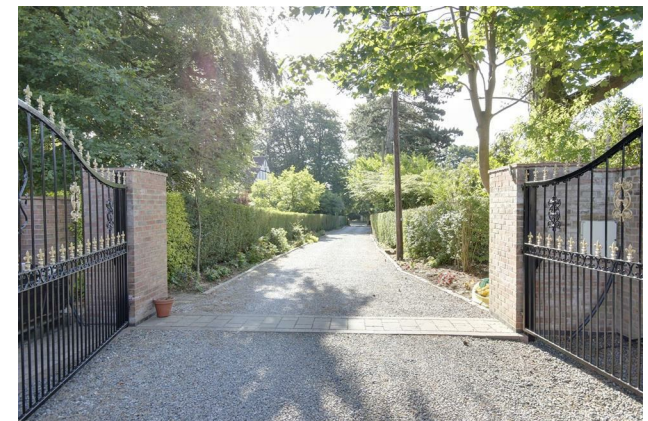
#### DINING ROOM

19'0 x 10'3 approx (5.79m x 3.12m approx)

With large picture window providing views across the rear grounds. Personal door to the terrace.

### SUMMARY OF ACCOMMODATION

- Striking Detached Residence
- Six Beds/Five Baths
- Over 7,000 sq ft
- One Acre Plot
- Superb Pool Complex
- South Facing Rear Garden
- Stamp Duty Contribution
- EPC = D





#### STUDY

14'6 x 12'9 approx (4.42m x 3.89m approx)

Situated off the entrance hall and having a picture window overlooking the rear grounds.

#### KITCHEN

19'10 x 25'10 max approx (6.05m x 7.87m max approx)

The dimensions are into the extremes of this 'L' shaped room which incorporates an extensively fitted kitchen plus space for a dining suite. The heart of the room is the gas fired programmable AGA which is complemented by an extensive range of bespoke fitted base and wall mounted units with granite work surfaces and stands including a breakfast bar peninsular.

The AGA gently heats the room and can be programmed to slumber during the summer months with the alternative appliances used. Appliances include a conventional NEFF electric oven with warming drawer, in addition to a five-ring gas hob with extractor hood over, integrated drawer fridge and space for a dishwasher, fridge and freezer. There is a twin bowl sink unit, recessed down lighters to ceiling, windows to the front elevation. The kitchen is accessed via the hallway, dining area and utility.

#### UTILITY ROOM

12'4 x 6'8 approx (3.76m x 2.03m approx)

Having a range of fitted base and wall mounted units with sink and drainer, plumbing for automatic washing machine and space for appliances, window to front elevation, laundry chute from bathroom, full height storage cupboard and enclosed pressurised water tank. A doorway opens to the access corridor leading to the swimming pool complex.

#### LEISURE ROOM

27'0 x 20'0 approx (8.23m x 6.10m approx)

With two feature arched windows to the front courtyard. There is a range of fitted cupboards running to one wall, wall TV point, underfloor heating.

#### AGENTS NOTE

This Leisure Room in combination with the adjacent rooms to this side of the house could be utilised as a large separate ground floor annex.

#### SECONDARY KITCHEN AND UTILITY AREA

13'10 x 6'0 overall approx (4.22m x 1.83m overall approx)

Having a range of base and wall mounted units, sink and drainer, breakfast bar area and space for further appliances. External access via small store room to the rear of the property.

#### GROUND FLOOR BEDROOM/ADDITIONAL SITTING ROOM

17'5" x 15'4" approx (5.31m x 4.67m approx)

With feature arched window to the rear garden and external access door leading out to the terrace.

#### DRESSING AREA

11'8 x 10'4 approx (3.56m x 3.15m approx)

With walk-in cloaks area situated off.

#### GROUND FLOOR BATHROOM

With suite comprising low level WC, pedestal wash hand basin, low level bath with shower attachment, walk-in shower area, heated towel rail.

#### INDOOR POOL COMPLEX

Situated to the western side of the main house the complex is accessed via an integral corridor area. In addition to the pool the complex incorporates a steam room, sauna, changing area, separate WC and plant room.

#### SWIMMING POOL

53'2 x 22'10 approx (16.21m x 6.96m approx)

The indoor swimming pool area has a pool measuring approximately 39'x13' with a depth ranging from 4ft to 6ft with retractable cover. The surround to the pool is tiled and has underfloor heating with a dehumidifying system. To one corner of the pool area is a walk-in shower area. Sliding doors open to a gymnasium.

#### POOL COMPLEX HEATING

The pool itself is heated through solar panels upon the roof of the complex together with the gas fired boiler.

#### GYMNASIUM/CONSERVATORY

18'7 x 11'2 approx (5.66m x 3.40m approx)

Flanked by windows to either side of the room there is a wall of folding doors leading out to the terrace, the room has tiled flooring and underfloor heating.

#### FIRST FLOOR

##### LANDING AREA

25'0 x 12'10 approx (7.62m x 3.91m approx)

With feature stained glass window to front elevation.

##### MASTER BEDROOM SUITE

Accessed via the main landing this suite comprises a bedroom area, nursery/study, dressing room and luxurious ensuite.

##### BEDROOM 1

16 x 15'4 approx (4.88m x 4.67m approx)

With fitted furniture comprising built-in drawers to either side of the bed area and there is a dressing table and drawers. Access to eaves storage. A window overlooks the rear gardens to the south.

##### DRESSING ROOM

With storage cupboards, open cupboards and clothes hanging facilities.

##### LUXURIOUS ENSUITE

With suite comprising a Villeroy & Boch bath with shower attachment, twin wash hand basins with drawers below, concealed flush WC and a bespoke mosaic



tiled curved walk-in shower area. There is travertine tiling to the walls, heated towel rails.

#### **NURSERY/STUDY/BEDROOM 5**

12'0 x 8'9 approx (3.66m x 2.67m approx)

With fitted wardrobes to one wall and complemented by a selection of drawers.

#### **BEDROOM 2**

18'10 x 16'9 approx (5.74m x 5.11m approx)

With recessed spotlights, access to eaves storage, window providing views across the rear garden.

#### **DRESSING ROOM**

14'7 x 6'2 approx (4.45m x 1.88m approx)

With clothes hanging facilities.

#### **ENSUITE BATHROOM**

A wet room area with large walk-in shower and Villeroy & Boch designer wash hand basin with cabinet below, bath, concealed flush WC, travertine tiled floor and walls, underfloor heating, heated towel rail.

#### **BEDROOM 3**

17'1 x 13'7 approx (5.21m x 4.14m approx)

With fitted desk/dressing table and drawers, window to front elevation.

#### **ENSUITE BATHROOM**

Comprising a shaped bath, Utopia wash hand basin and cabinet, concealed flush WC, walk-in shower area, travertine tiling to the walls and floor, underfloor heating and heated towel rail.

#### **BEDROOM 4**

13'6 x 12'10 approx (4.11m x 3.91m approx)

With wardrobes and drawers, windows provide a lovely view across the rear gardens.

#### **DRESSING ROOM**

9'10 x 9'4 approx (3.00m x 2.84m approx)

With fitted wardrobes, window to the south.

#### **ENSUITE BATHROOM**

With suite comprising bath, concealed flush WC, wash hand basin, walk-in shower area, travertine tiling to the walls and floor, underfloor heating, heated towel rail.

#### **OUTSIDE**

The property is situated on the western side of Kemp Road and is approached across its own long private driveway. The property stands in grounds of around an acre and gates open to the substantial forecourt being a combination of gravel and paved areas which provide excellent parking facilities and access to the detached brick and pitched tiled

roof garage. The rear of the property enjoys a southerly aspect and an extensive paved terrace runs across the whole of the house and pool complex. A sweeping lawn extends beyond and mature borders provide a great deal of seclusion.

#### **PATIO AREA**

#### **ALTERNATIVE VIEW**

#### **REAR VIEW OF PROPERTY**

#### **ALTERNATIVE VIEW**

#### **HEATING**

The property is majority gas fired central heating via modern Worcester Boiler together with underfloor heating in areas as defined in the brochure.

#### **DOUBLE GLAZING**

With sealed unit double glazing, most of which is laminated glass and most being within a hardwood surround.

#### **ADDITIONAL**

There are a series of smoke alarms throughout the property which are linked to the electrics with a battery back up.

#### **TENURE**

Freehold

#### **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.

#### **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.


#### **STAMP DUTY REFORMS 4 DEC 2014**

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band £0 - £125,000 0% £125,001 - £250,000 2% £250,001 - £925,000 5% £925,001 - £1,500,000 10% £1,500,001 and over 12% Should you have any queries please contact our office for clarification.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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	59	62
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax

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 to make their own enquiries to verify this.

Photographs

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









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## West Lea, Kemp Road, Swanland

Approximate Gross Internal Area  
671.4 sq m / 7227 sq ft

Job Ref: 187469

Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.

