

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*The Forge, Woodhouse Farm Westfield Road, Raywell, East Yorkshire, HU16*

- 📍 Fine Country House
- 📍 Idyllic Setting
- 📍 4 Bed/3 Baths
- 📍 Council Tax Band = G

- 📍 Bursting With Character
- 📍 Modern Services & Amenities
- 📍 2 Acres Incl. Stables
- 📍 Freehold/EPC = D

**£1,175,000**

## *THE INTRODUCTION*

Enjoying a truly idyllic and secluded country setting, yet so convenient for surrounding amenities and villages is this beautiful Georgian former farmhouse. Standing in grounds of around 2 acres, the house affords fabulous views across its gardens and a meadow/paddock enjoying some amazing sunsets. There is also a purpose built stable block with clock tower, ideal for those with an equestrian interest plus a large detached double garage. The property is one of six properties accessed along a private road, over a small hill, situated off Westfield Road, being extremely secluded and with the additional attraction of backing onto Hesse Golf Club and having direct access to a bridleway which links into glorious surrounding countryside and the Wolds Way. Whilst secluded, The Forge is within striking distance of villages such as Kirk Ella (2 miles), Willerby (2 miles), Cottingham (3 miles) and Beverley (9 miles). Located at Willerby is a Shopping Park complete with supermarkets including Waitrose, Aldi and Lidl.

## *THE PROPERTY*

This Georgian former farmhouse with later additions has been significantly enhanced and refurbished by the current owners which has created a desirable home bursting with character and with all the benefits of modern services and amenities. Many rooms feature beamed ceilings and enjoy elegant proportions with the accommodation extending to around 2,700sqft across two floors, as depicted on the attached floorplan. A striking reception hallway has a galleried landing above and there are three reception rooms including a dining room which links into the kitchen. There is also a pantry, utility room and cloaks/WC. Upon the first floor lie a series of four double bedrooms, two of which enjoy en-suite facilities with a third "Jack & Jill" bathroom arrangement. The accommodation has the benefit of oil fired central heating to radiators and replacement hardwood framed double glazed windows. Recent renovation works have included, to name a few, new windows, new roof, EV charger and installation of solar panels and house battery to make the property more energy efficient.





## THE GROUNDS

Upon arriving at the property, a pair of automated gates open to the gravelled courtyard providing parking and turning space in addition to access to the detached double garage. Lawns are interspersed with box hedging and extend to the front with mature borders providing seclusion. The formal grounds are a delight with lawns extending to one side and the rear of the house complimented by patio areas. Wrought iron estate style fencing and a gate defines a further garden area, again with lawn, a flower garden with summerhouse and a well which is safety protected. Beyond lies a purpose build 'L' shaped stable block with clock tower, four stables, tack room, workshop/store, all having power and water connected. On the former arena, the owners have created a vegetable and fruit garden complete with greenhouse which could all be readily returned to its previous use making this an ideal opportunity for the equestrian lover. To the west lies a fenced acre paddock which has been, in recent times, set to a wild meadow attracting an array of wildlife and providing the foreground for many fine sunsets looking west.



## THE LOCATION

The property occupies a truly idyllic yet convenient location. Raywell is a small hamlet, being extremely well regarded in the region. It comprises a number of homes, many of which are of a very high calibre. The beauty of the location is the rural feel yet its convenience to a number of well served and connected west Hull villages. These include Willerby and Kirk Ella, only some 2 miles away with Willerby having its own shopping centre including a number of supermarkets such as Waitrose and Aldi. Cottingham lies around 3 miles away and provides an excellent range of shops and amenities also. Easy access is available to the A164 leading into Beverley to the north and the Humber Bridge plus the A63/M62 network to the south. The area is well served by schooling for all ages, both private and public.

## DIRECTIONS

If travelling from Raywell, turn into Westfield Road which leads towards Cottingham and connects further along to Eppleworth Road. Travel along Westfield Road for approximately 500-600 metres, passing houses on your left hand side, after which you will see a private drive with a white sign post to the left denoting "Woodhouse Farm". Turn into the private road and after passing 5 further properties, you will arrive at the gates of The Forge.

## ACCOMMODATION

The property is arranged on two floors briefly comprising:



## RECEPTION HALLWAY

17'9" x 15'9" approx (5.41m x 4.80m approx)

A stunning first impression, this beautiful reception space has a turning staircase and a galleried landing above. There are beams to the ceiling, quarry tiled flooring and a feature fire surround with cast fireplace. Cupboards and display shelving extend below the staircase. Cupboards and display shelving extend below the staircase.



## *LIVING ROOM*

18'8" x 13'2" approx (5.69m x 4.01m approx)

An elegant room with sash windows to both front and side elevations, the latter of which providing a view across the gardens and meadow to the west. Double doors open out to the rear patio and provide views down the garden. The chimney breast houses a marble fire surround with cast fireplace. Beams to the ceiling.



## *VIEW TO FRONT*



## *VIEW TO GARDENS*



## SITTING ROOM

15'9" x 15'7" approx (4.80m x 4.75m approx)

A light and airy room with windows to rear and side elevations together with double doors leading out to the garden, again, providing some fine views of the garden, meadow and beyond. There is fitted furniture with desk, cupboards and shelving.



## DAY ROOM

18'0" x 16'0" approx (5.49m x 4.88m approx)

A stunning room featuring a full height, rustic brick chimney breast and fireplace with heavy timber mantel and cast wood burning stove. There is a window to the front elevation and double doors lead out to a rear terrace. The room is open plan in style through to the kitchen. Beams to the ceiling.



## *KITCHEN*

18'0" x 11'8" approx (5.49m x 3.56m approx)

Having a range of fitted cabinets and island unit with marble work surfaces and butchers block. There is a Range Master cooker with concealed extractor hood above, Belfast sink, integrated dishwasher and microwave. Beams to the ceiling, window to front elevation. Situated off the kitchen is a large walk in pantry with shelving and space for fridge and freezer.



## *UTILITY ROOM*

12'2" x 6'0" approx (3.71m x 1.83m approx)

With Belfast sink having a mixer tap, pine drainer surfaces, store cupboards, hanging facilities and Victorian pulley clothes airer. Floor mounted oil fired central heating boiler. Access to rear.



## *CLOAKS/W.C.*

With period style wash hand basin, high flush W.C. and shoe cupboards.



## FIRST FLOOR

### GALLERIED LANDING

With window to front elevation, period cast fireplace to chimney breast and beams to ceiling.



### BEDROOM 1

16'7" x 18'0" approx (5.05m x 5.49m approx)  
With windows to both front and rear elevation. There is a range of fitted wardrobes.



### ENSUITE SHOWER ROOM

With suite comprising corner shower cubicle, low level WC, wash hand basin in cabinet.



## BEDROOM 2

15'11" x 15'6" approx (4.85m x 4.72m approx)

A lovely room with windows to two sides providing views across the gardens, meadow and beyond.



## ENSUITE BATHROOM

With suite comprising low level WC, wash hand basin and panelled bath with mixer tap/shower attachment, heated towel rail.



## VIEW



## BEDROOM 3

13'0" x 11'4" approx (3.96m x 3.45m approx)  
Window to front elevation, beam to ceiling. "Jack & Jill" access to family bathroom.



## BEDROOM 4

14'0" x 11'7" approx (4.27m x 3.53m approx)  
Window to front elevation.



## BATHROOM

9'3" x 6'9" approx (2.82m x 2.06m approx)  
With suite comprising low level WC, pedestal wash hand basin, separate shower cubicle and bath with mirrors to the wall, heated towel rail.



## *DOUBLE GARAGE*

21'0" x 20'0" approx (6.40m x 6.10m approx)

Of brick and pitch tiled roof construction with power and light supply installed, two automated up and over access doors, EV charger.

## *OUTSIDE*





## *REAR VIEW*



## *SUMMERHOUSE*



## STABLE BLOCK



## SERVICES

Mains electricity and water. Drainage by private, modern waste treatment plant.

## HEATING

Oil fired central heating to radiators.

## DOUBLE GLAZING

All windows and patio doors have been replaced in 2022 with hardwood framed double glazed units.

## SOLAR

Solar panels to garage roof and inverter installed in 2011.

Solar panels to main roof and inverter, and house battery installed in 2023.

The solar panels benefit from a "feed in" tariff (2011 panels) and SEG schemes (all panels) gave a net income for electricity of approximately £1,300 in the last year.

EV charger installed in April 2021.

## ADDITIONAL INFORMATION

A Property Information Questionnaire is available for inspection upon request.

## PRIVATE ROAD

The private road is owned by a neighbour with rights of access for all six properties. An annual service charge for maintenance of the roadside grass and hedges etc. is payable which was £624 to the year ending October 31st 2023.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is 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.

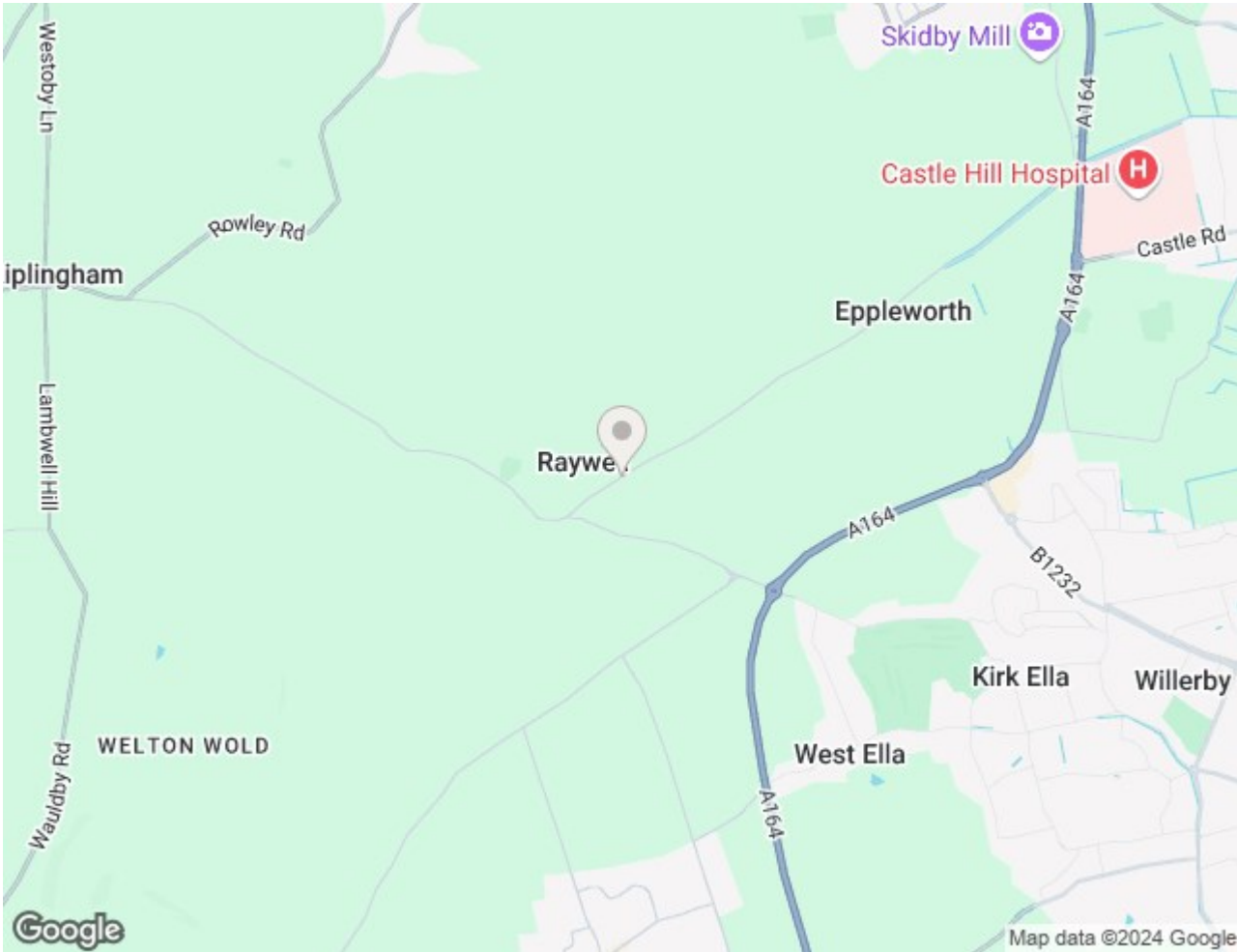
## *PHOTOGRAPH DISCLAIMER*

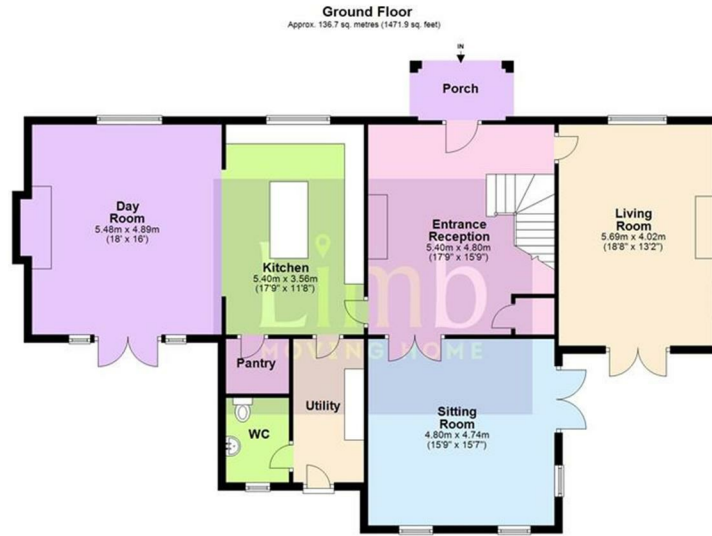
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *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.







Total area: approx. 255.2 sq. metres (2747.0 sq. feet)

