

Cedar Lodge Nine Gates, Todds Lane, Ellerker, Brough, HU15 2DS

LEONARDS

SINCE 1884

- Equestrian Property in c.14.35 Acres
- Stabling for 17 Horses
- Established Livery Yard

- 3/4 Bedroom Dwelling
- 2 x All Weather Arenas
- Rare & Excellent Opportunity

- Separate Studio Grooms Flat
- Highly Regarded Accessible Village
- Freehold with Vacant Possession

Situated on the fringe of this highly regarded West Hull village, we are pleased to offer to the market, Cedar Lodge, Ninegates, Ellerker, East Yorkshire, an established and recognised equestrian property which briefly comprises of a spacious detached three/four bedroom bungalow, with equestrian/livery yard to include service outbuildings, barn and stabling for up to 17 horses together with separate grooms flat.

Additionally there is the main 60 metres x 20 metres all weather floodlit arena and a further lunge training arena 51m x 21m, with a series of paddocks lying south of the homestead extending to approximately 12.35 acres (5.00 hectares), the total property being approximately 14.35 acres (5.81 hectares).

This is a rare opportunity in an excellent location and subject to necessary consents and approvals the dwelling could be extended or remodelled to suit a particular purchasers requirements.

Guide Price £800,000



Location

Cedar Lodge, Ninegates is located on the outskirts of the highly regarded, unspoilt west Hull village of Ellerker the property being on the south west fringe of the village, with access being taken from Sands Lane. The property benefits from views over open countryside principally having a southern aspect. This popular village, primarily, includes individually built detached houses, village green, restaurant and is particularly convenient for access to the A63, M62 motorway network and the city of Kingston upon Hull which is approximately 15 miles to the east.

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Cedar Lodge

This brick and tile traditional bungalow extends to provide approximately 1900 sq. feet of accommodation with both timber and UPVC double glazing and oil fired central heating. Located centrally within the yard, the bungalow has principally lawn, tree and shrub planted gardens to the frontage. Subject to the usual consents and approvals, the bungalow and accommodation could be reconfigured or extended/converted to a larger dwelling to suit an individual purchasers needs. The accommodation is approached from the rear via an open porch from the yard and includes:

Entrance Hall/W.C.

Having a laminate boarded floor, single panel radiator and separate low flush W.C. with wash hand basin.

Utility Cloaks

8'1" x 6'1" (2.48 x 1.86)

With traditional base, drawer and wall units, worktops with tiled splashbacks and inset corner twin sink unit with mixer tap plumbing for automatic washing machine and having a tiled floor.

Office/Bed 4

16'9" x 8'11" (5.11 x 2.74)

Having a laminate boarded floor, loft hatch and single panel radiator with glazed and panelled door giving access to the exterior yard, presently used as an office but could be utilised as a fourth bedroom.

Kitchen/Breakfast Room

20'6" x 9'10" (6.27 x 3.02)

Again fitted with a comprehensive range of traditional hardwood base, drawer and wall units, with tiled splashbacks to work surfaces inset 1½ bowl moulded sink unit with mixer tap. There is a feature, Rayburn oil fired stove with double hot plate, oven and warming plate, inset within a brick Inglenook having timber beam over. The Rayburn also provides heating and hot water from a back boiler. Additionally, there is a electric 'Cuisine Master Range' cooker with extractor over providing 5 ring ceramic hob, grill and two ovens. There are recessed spot lighting and glazed roof light, the kitchen opens to a dining/breakfast area with tiled floor, again having recessed spotlighting, single panel radiators and sliding patio doors to a conservatory.

Dining Room

19'4" x 12'10" (5.91 x 3.93)

With feature cast iron multi fuel stove set within a brick inglenook with timber beam over and inset niche displays. The dining room has a laminate boarded floor and also with sliding patio type doors leading to the conservatory.

Conservatory

29'9" x 12'1" (max) (9.08 x 3.70 (max))

Having tiled floor and French doors opening to gardens and single door to the flagged patio. The conservatory is UPVC double glazed with poly carbonate roof.

Living Room

24'6" x 16'8" (7.49 x 5.09)

With feature vaulted ceiling and full height glazed gable incorporating French doors opening onto a patio area. There is a beamed ceiling with two inset Velux roof lights and multi fuel cast stove and television point.

Inner Hallway

Having laminate boarded floors, linen store/airing cupboard, loft hatch with drop down ladder.

Bedroom 1

12'10" x 10'3" and 9'0" x 7'5" (3.92 x 3.13 and 2.75 x 2.28)

The bedroom is comprehensively fitted with oak wardrobes, dresser and display, bedside cabinets, drawer unit with seated area, two panel radiators and television point.



Bedroom 2

12'1" x 9'4" (3.7 x 2.86)
With single panel radiator.

Bedroom 3

11'1" x 8'0" (3.4 x 2.46)
Having laminated floor, single panel radiator and high level storage cupboards.

Family Bath\Shower Room

9'4" x 7'4" (2.85 x 2.25)
With Hydra Spa corner bath, double width shower, vanity basin with integrated W.C., illuminated storage and displays. The bathroom has a tiled floor and ladder type radiator.

Gardens

The bungalow benefits from principally south and west facing flagged patio and gardens laid to lawns with shrub and tree plantings to include oil storage tank, and two alloy frame green houses.

Equestrian Buildings and Livery Yard

The buildings and yard encompass the dwelling and comprises of:

General Stores

14'5" x 12'1" (4.4 x 3.7)
Constructed of brick and pantile, incorporating general storage, coal and log store.

Grooming/Tacking Up Building

27'10" x 22'6" (8.5 x 6.86)
Forming part of a brick and stone range beneath a pantile roof, the tacking tacking up room includes 3 post, infrared mounted ceiling heater and fluorescent strip lighting with access leading to secure tack room. This building includes one loose box with corner trough and water supply.

Two Loose Boxes

20'8" x 16'0" (6.3 x 4.9)
Attached to the groom tacking up building and built also of brick with stone facing beneath a pantile roof.

Yard Office/W.C./Stores and Tack Room

23'11" x 17'8" (7.3 x 5.4)
Constructed of brick and tile, to the ground floor there is a further tack room, W.C., office and stores with wash basin and the main electric fuse boards.

Grooms Flat:

24'1" x 16'4",167'3" (7.35 x 5.51)
Sited to the first floor to including open plan studio, living, kitchen and bedroom area with shower room including W.C. vanity basin and corner shower cubicle, with four hot water radiators.

Stables/Barn

35'0" x 17'7" (10.67 x 5.36)
Constructed of brick beneath a tile roof incorporating four stalls with loft storage over and stairs leading to grooms flat.

Lean-to Poll Barn

39'4" x 16'4" (12 x 5)
With two open fronted pens to include rug stores and separate enclosed workshop.

Lodden Stable Range

71'6" x 11'5" (21.8 x 3.5)
Of timber construction with pitched Onduline roof incorporating six stables having power and light and auto drinkers, and lean-to shaving stores attached.

Pair of Loddon Stables

23'7" x 11'5" (7.2 x 3.5)
Again of timber with a pitched Onduline roof with attached small external stores.

Open Front Barn

44'3" x 20'4" (13.5 x 6.2)
Of a steel portal frame with metal profile roof and Yorkshire board cladding with power and light.



Hay/Straw Store
13'9" x 12'5" (4.2 x 3.8)
Timber framed with metal profile roof covering.

All Weather Arena
196'10" x 65'7" (60 x 20)
with flood lighting and mounted viewing mirrors.

Lunge/Training Arena
167'3" x 68'10" (51 x 21)
Again, with all weather surface.

'Monarch' Horse Walker/Exerciser

Paddocks
A range of paddocks, fenced to the exterior with post and three rail and include water supply and drinking troughs with access track leading up the eastern boundary. The paddocks including track to the eastern fringe extend to approximately 12.35 acres (5.00 hectares)

General Remarks & Stipulations

Services
The mains services of water, drainage and electric (separate supply to the dwelling and livery yard). Central heating and hot water to Cedar Lodge are provided by a back boiler to the Raeburn stove backed up by an immersion heater in the loft. The grooms studio flat has an electric heating system to panel hot water radiators.

Wayleaves, Easements and Rights of Way
The property is sold subject to and with the benefit of all rights of way, water, drainage, water courses and other easements and rights of adjoining property owners effecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute. There is an electric wayleave for the electricity pylon positioned within the front paddock in favour of National Grid Electricity Transmission Plc. A further electricity transmission tower is proposed upon the property as part of the Humber to High Marnham Electricity Transmission Scheme. Further details on the electric wayleaves are available from the Sole Agent.

No known rights of way cross over the property nor are there are any public footpaths.

Outgoings
Cedar Lodge is within Band E for Council Tax.

The stables and livery are presently assessed for Business Rates, the current rateable value as from 1st April, 2023 is £8,800. Should the livery be discontinued, then notification will need to be provided to the local authority to delete the business rate assessment.

There is a drainage rate payable to the Ouse & Humber Drainage Board. Further details are available from the selling agents.

Energy Performance Certificate (EPC)
Cedar Lodge has an Energy Rating within Band E, reading 51. The Grooms Flat has an Energy Rating within Band G, reading 1.

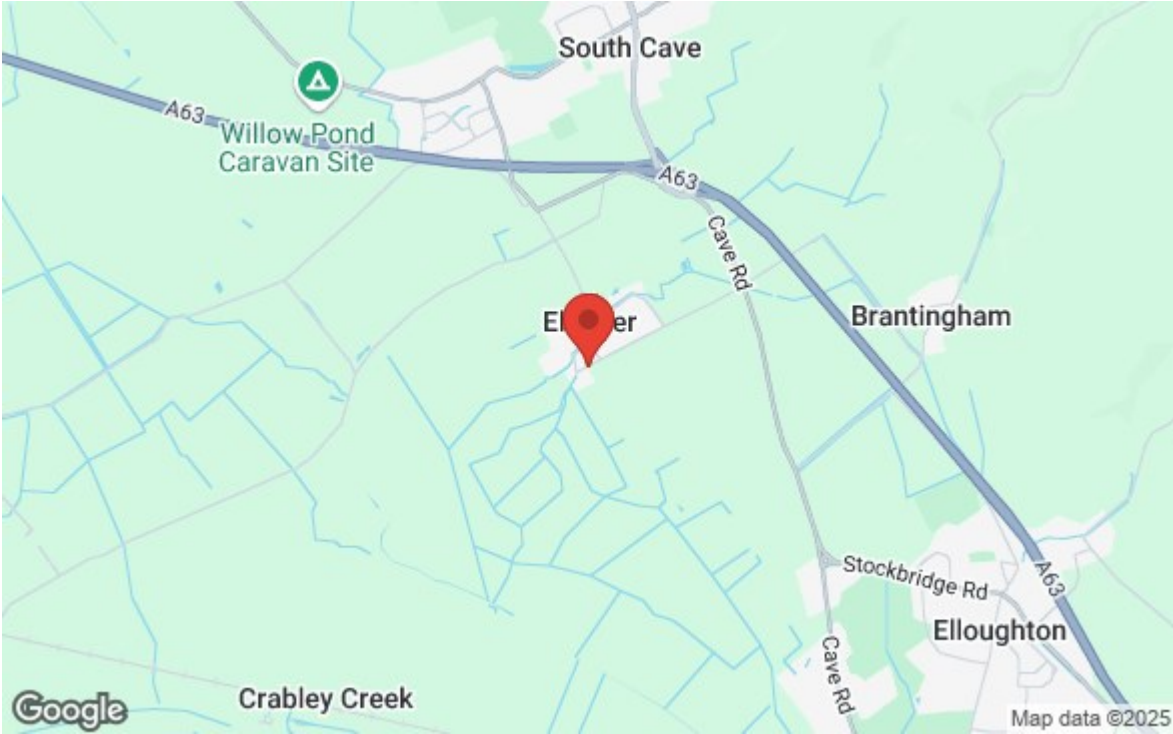
Plans and Measurements
Any plans forming part of these particulars are included for identification purposes only and do not form part of a contract for sale. Areas or measurements where stated are given as a guide only and should be checked by you or your own agent.

Tenure and Possession
The property is available freehold with vacant possession. Liveries are on verbal agreements, further detail on incomes presently generated from the property are available from the Sole Agents.

Local and Statutory Authorities
The East Riding of Yorkshire Council Tel: (01482) 887700 Web: www.eastriding.gov.uk
Yorkshire Water Services Tel: 03451 242424 Web: www.yorkshirewater.com
Northern Powergrid Tel: 0800 011 3332 Web: www.northernpowergrid.com

Health and Safety
Having firstly arranged an appointment to view the property, please take care and be as vigilant as possible when making an inspection for your own personal safety.

Viewing
Viewing is strictly by appointment with the Sole Agents, - Leonards telephone: (01482) 330777.









Potential Layout for guidance purposes only.
Room Measurements are approx.

Plan produced using PlanUp.

Cedar Lodge , NineGates , Todds Lane , Ellerker, Brough

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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