



WESTGATE, NORTH CAVE, HU15



# A beautifully presented village home filled with character. Glorious views onto the south facing private garden.

A wonderful home with impressive features and perfectly enhanced for modern family living, situated within a popular and highly convenient village.

This desirable home is in an ideal position for accessing the village amenities, together with the A63 and M62. The impressive property benefits from beautiful reception space and four bedrooms. Various improvements have been sympathetically undertaken to provide an outstanding home and lifestyle. Located within a lovely village setting, with easy access to Brough, Hull, Beverley, Howden, and Market Weighton



**Tenure**  
Freehold

**Local Authority**  
East Riding of Yorkshire

**Council Tax Band**  
Band E

**EPC Rating**  
Band D



## Property Description.

The property has about 2318sqft, the accommodation offers excellent space for entertaining and family living. A beautiful sitting room has double doors leading into the garden, an open fireplace, exposed timber floors and south facing views. The adjacent breakfasting kitchen has a range of tasteful units in cream gloss, an exposed timber floor, a central island with breakfast bar in contrasting blue, an electric range with two ovens and grill and direct access into the pretty garden. The dining room with exposed beams and a timber floor provides further entertaining space, this positioned adjacent to and open onto the kitchen.

A snug with an open fireplace is located to the front and an adjacent study has character beams and an attractive arched recessed cupboard. Off the study is a kitchenette with sink and storage units, a shower room, separate WC, cupboard with plumbing for a washing machine and three further cupboards. A pretty garden room beyond the kitchenette has a double height ceiling and double doors leading onto the patio and garden. The garden room, kitchenette and study could be used as annex accommodation.

The entrance hall is attractive and appealing, with a door providing access into the rear garden, decorative cornicing, and beautiful panelling.

The staircase with panelled walls leads to the first floor where there are four bedrooms. The principal bedroom has an attractive fire surround, exposed timber floors, a generous walk-in dressing room and en-suite bathroom with a free-standing roll top bath, all rooms face south onto the private landscaped garden. Bedrooms two and three have feature fire surrounds and offer lovely natural light. Bedroom four has a dressing room attached which would make an ideal en-suite (subject to consents). The family bathroom has modern white fittings, a rainfall shower, half-timber panelling to two walls and floor to ceiling tiles on the other two.







## Outside.

The south facing garden is perfect for summer entertaining, with multiple areas for seating and offering a high degree of privacy. The patio is accessed from the house through the garden room, kitchen, sitting room and hall. Mature trees, borders with a rich variety of plants, shrubs and flowers provide texture and colour. The landscaping includes lawn, a greenhouse and shed. The garden looks onto paddocks and complements such a beautiful house perfectly.

## Location.

North Cave is a well-served and convenient village with a range of facilities including a fish and chip shop, café, pub, shop, Church, playing fields and play park, countryside walks and the North Cave Wetlands located just outside the village, a Yorkshire Wildlife Trust Reserve of regional importance for birds. There is a village hall, sports centre, and indoor bowls centre.

The historic city of York, Beverley, Leeds, and Hull are all within easy reach. Regional towns are also with easy reach including Market Weighton, Brough, Howden and Pocklington. The central position of the village and ease of accessing major road networks is a key feature for this location, the A1079, M62 and A63 are accessible.

North Cave has a pre-school and Church of England Primary school, a well-regarded village school with a 'good' rating from Ofsted. The village is within the catchment for South Hunsley School and Sixth Form.

Drewtons Farm shop and restaurant is located nearby and the Cave Castle Hotel and Country Club with golf course, spa and leisure centre is a short drive away. At South Dalton village there is the Michelin starred Pipe and Glass and Brough train station provides a direct service to Leeds, York and London Kings Cross.



## Directions.

North Cave is located north-east of junction 38 of the M62/A63 connection. Head north on the B1230, the property is located on the right-hand side just beyond Townend Lane located on the left.

The property is located on the B1230 which runs through the village.

Postcode – HU15 2NG

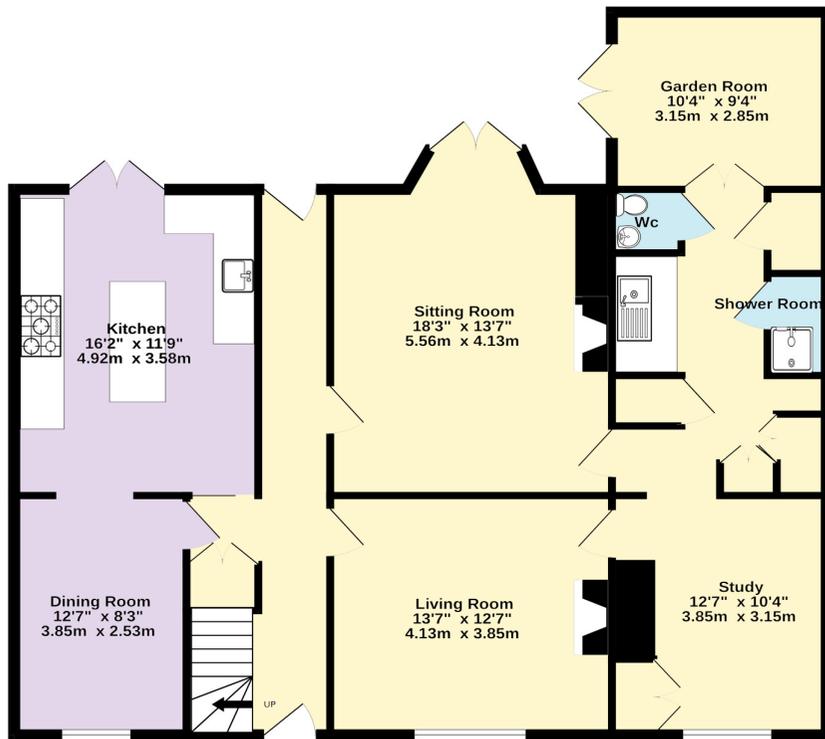
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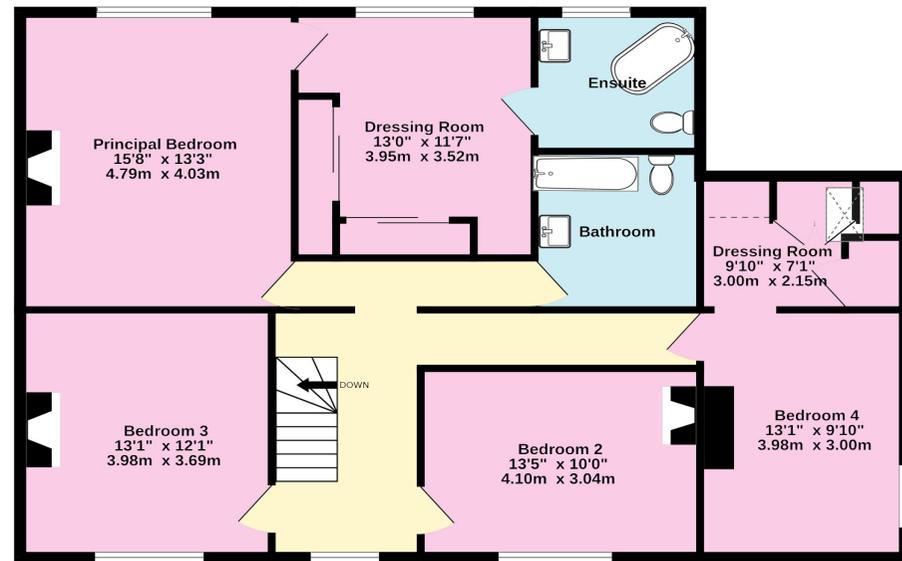
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**GROUND FLOOR**  
1202 sq.ft. (111.7 sq.m.) approx.



**1ST FLOOR**  
1116 sq.ft. (103.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2318 sq.ft. (215.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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