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The Property Specialists

2 Market Place, Hornsea,
East Riding of Yorkshire HU18 1AW
Tel: 01964 537123 | Email: hornsea@qandc.net
www.quickclarke.co.uk



Mill Cottage Lime Tree Drive, Brandesburton YO25 8RQ
Offers in the region of £695,000

- A Simply Stunning Home
- Four Reception Rooms
- Master Bed with En-Suite
- Double Garage
- Southerly Rear Aspect
- 3/4 Acre Plot
- Executive Residential Location
- Excellent Parking
- Extensive, Private Gardens
- Energy Rating: C

A superb, individual detached home set in extensive gardens extending to almost 3/4 acre, with a southerly aspect to the rear and enjoying a delightful sought after location in the village of Brandesburton.

LOCATION

This property enjoys a delightful setting within the grounds of the former Brandesburton Hall. The property fronts onto Lime Tree Drive which leads off Oak Tree Way from Mill Lane, on the western outskirts of this well regarded village.

The village of Brandesburton lies just off the main A165 Hull to Bridlington road and is convenient for access to the city of Hull (about 15 miles), the market towns of Beverley (about 8 miles) and Driffield (about 10 miles), as well as the East Yorkshire coast. The village has a parish population of approximately 1,500 and is well served by a variety of local shops, two public houses / restaurants, it’s own primary / junior school and a wide range of recreational facilities including the nearby 18 hole Hainsworth Park golf course.

ACCOMMODATION

The accommodation has mains gas fired central heating via hot water radiators and underfloor heating to the kitchen, utility and en-suite, UPVC double glazing, oak veneered doors, TV and telephone points to all main rooms with upgraded broadband connected providing a one gigabyte supply, and is arranged on two floors as follows:

FRONT ENTRANCE LOBBY

with hardwood flooring and leading to:

CLOAKS / W.C.

5'10" x 3'4" (1.78m x 1.02m)
With a white suite comprising a low level W.C. and pedestal wash hand basin with tiled splashback, ceramic tile flooring and one central heating radiator.

STAIRCASE HALL

10'6" x 7'8" (3.20m x 2.34m)
With a feature dog leg staircase leading off to a galleried first floor landing and incorporating a wooden balustrade, understairs cloaks cupboard and one central heating radiator.

LOUNGE

16'11" x 13' (5.16m x 3.96m)
With a wood burning stove set in a brick recess and hearth with timber mantle, downlighting, one central heating radiator and a lovely outlook over the rear gardens.

SITTING ROOM

12'2" x 15'10" (3.71m x 4.83m)
With double French doors leading out onto the rear patio and overlooking the main garden and two central heating radiators.

DINING ROOM

12' x 16' (3.66m x 4.88m)
With a Victorian style cast iron basket grate fireplace incorporating a gas living flame effect fire, granite hearth and timber surround, double French doors leading out onto the rear patio and overlooking the main garden, ceiling cove and one central heating radiator.

KITCHEN

17'2" x 12'1" overall (5.23m x 3.68m overall)
With an extensive range of fitted base, wall, display and drawer units with granite worksurfaces which incorporate an inset ceramic sink and tiled splashbacks. There is a Rangemaster cooker with an extractor hood over, integrated fridge, freezer and dishwasher, downlighting coupled with under lighting to the worksurfaces, ceiling cove and a travertine floor covering. Finally there is a large walk in PANTRY (7'4" x 5'9") with a range of fitted shelving and space for a freezer.

UTILITY ROOM

5'8" x 5'9" (1.73m x 1.75m)
With fitted base and wall units to match those in the kitchen, worksurfaces with tiled splashbacks, plumbing for an automatic washer, space for a tumble dryer, a concealed Ideal gas fired central heating boiler, rear entrance door and travertine flooring.

DAY ROOM

11'4" x 10'2" (3.45m x 3.10m)
With a feature vaulted ceiling with exposed roof beam and downlighting, and one central heating radiator.

FIRST FLOOR

GALLERIED LANDING

16'10" x 7'8" overall (5.13m x 2.34m overall)
With wooden balustrade to the stairwell, built in cupboard housing a pressurised hot water cylinder, ceiling cove and two central heating radiators.

MASTER BEDROOM 1 (REAR)

17'2" x 13'2" overall (5.23m x 4.01m overall)
With a range of fitted wardrobes, two bedside wall lights, a pleasant outlook over the main garden, ceiling cove, one

central heating radiator and doorway leading through to the en-suite.

EN-SUITE WET ROOM

12' x 4'7" (3.66m x 1.40m)
With a large walk in shower cubicle, pedestal wash hand basin and low level W.C., ceramic tile flooring, half height tiling to the walls with full height tiling to the shower area, downlighting to the ceiling, shaver point and a chrome ladder style hot towel rail.

BEDROOM 2 (SIDE)

12' x 16' (3.66m x 4.88m)
With ceiling cove and one central heating radiator.

BEDROOM 3 (SIDE)

12'1" x 11' overall (3.68m x 3.35m overall)
With ceiling cove and one central heating radiator.

BEDROOM 4 (FRONT)

10'5" x 12'2" (3.18m x 3.71m)
With ceiling cove and one central heating radiator.

FAMILY BATHROOM

6'2" x 12'2" (1.88m x 3.71m)
With a white suite comprising a double ended whirlpool style bath, independent shower cubicle, pedestal wash hand basin and low level W.C., half height tiling to the walls with full height tiling to the shower, downlighting to the ceiling, shaver point and a chrome ladder style hot towel rail.

OUTSIDE

The property is approached through a brick pillared entrance which opens out onto a large block paved PARKING COURT with room to park numerous vehicles. The parking court has a wrought iron railed and hedged surround, and also provides access to a substantial brick and tile built DOUBLE GARAGE 16ft 8ins x 18ft 8ins with twin automatic up and over doors, side personal door, power and light laid on. There are paved pathways and a terrace area in front of the house and a side garden area to the day room along with a gated access to the rear garden.

To the rear is an extra large garden with a paved patio adjoining the immediate rear of the house and beyond this is an extensive lawn which benefits from a southerly aspect and incorporates a number of mature trees and shrubs. The gardens form a delightful private outlook with a walled and fenced surround. There is external security lighting, outside cold water tap and a log store.

COUNCIL TAX BAND: F

CHARGES

The annual community charge is £598.00 which can be paid six monthly (two instalments of £299.00).



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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