



Rose Dene, Ellerker Lane,
South Cave, HU15 2DZ
Chain Free £325,000



ABOUT THE PROPERTY

Nestled in a sought after location this exquisite country home offers a captivating retreat with unobstructed views over lush fields. Its proximity to the enchanting village of Ellerker and scenic walking trails enhances its allure.

Currently functioning as a sought-after holiday escape, the interior of this residence seamlessly blends traditional charm with contemporary design, epitomizing timeless elegance. The open-plan dining kitchen and spacious utility room exemplify modern convenience, whilst the cosy lounge provides an intimate space for relaxation. Boasting three generously appointed bedrooms this home exudes comfort and a feel of relaxation. The bathroom has been well designed continuing the boutique hotel feel.

Outside, a generous garden awaits at the rear, complemented by a private gated driveway at the front, accommodating numerous vehicles.

With no chain involved, a viewing of this desirable abode is highly recommended, promising a tranquil haven in a distinctive location.

East Riding of Yorkshire Council band - C
Tenure - Freehold
EPC Rating - E







THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite front door leads into the stunningly presented entrance hall. Polished tiling to the floor and stairs with contemporary glass, chrome and oak timber balustrade lead to the first floor landing. Recessed staircase lighting.

LIVING ROOM

3.63m x 3.48m (11'10" x 11'5")

A superbly presented room to the front of the property with views over open fields. Recessed spotlight highlighting fireplace area with timber mantle and bay window.

OPEN PLAN KITCHEN/DINING

4.24m max x 6.84m max (13'10" max x 22'5" max)

A fabulous space to the rear of the property with double opening doors into the rear garden. Having an excellent range of elegant neutral coloured floor units with complimentary work surfaces incorporating a range of integrated appliances including split level double oven, four ring electric hob with extractor over, dishwasher and space for American style fridge freezer. There are recessed spotlights and timber beam to the ceiling modern part tiling to the walls and polished tiling to the floor. Extending to a breakfast island with a further lovely sized dining area beyond. There is a further useful recessed storage cupboard and internal door gives access to the..

UTILITY ROOM

4.34m x 1.73m (14'2" x 5'8")

Having a good range of units that match the kitchen with complimentary work surfaces and upstand with space for washing machine and tumble dryer. Vaulted ceiling with recessed spotlights and timber beam to the ceiling. Polished tiling to the floor. Door into..

CLOAKROOM

Suite comprising of low level WC and vanity sink unit. Polished tile flooring.

FIRST FLOOR

LANDING

With window to the side elevation.

MASTER BEDROOM

3.99m x 3.48m (13'1" x 11'5")

A superbly presented spacious room to the front of the property with stunning open views and recessed storage.

BEDROOM TWO

4.15m x 2.13m (13'7" x 6'11")

Lovely room with two windows looking onto the rear of the property.

BEDROOM THREE

3.18m x 2.59m (10'5" x 8'5")

Lovely sized room to the rear of the property.

FAMILY BATHROOM

3.46m x 1.66m (11'4" x 5'5")

Fabulous sized bathroom with contemporary suite comprising of free standing oval bath with modern chrome mixer tap over, vanity sink unit with storage under, low level WC and separate large shower cubicle. Decorative tiling to the shower area, tiled splashback to the vanity unit, large chrome towel radiator, tiling to the floor and recessed spotlights to the ceiling.

EXTERNAL

Accessed by a 5 bar timber gate the front of the property is laid to stone for ease of maintenance and provides ample off street parking. Side access gate into the rear garden.

The generous private rear garden has a hard-standing area adjacent to the property with a further large decked area and large lawn with fencing and hedging to the boundary line. To the rear is a hipped roof timber gazebo.

ADDITIONAL INFORMATION

SERVICES

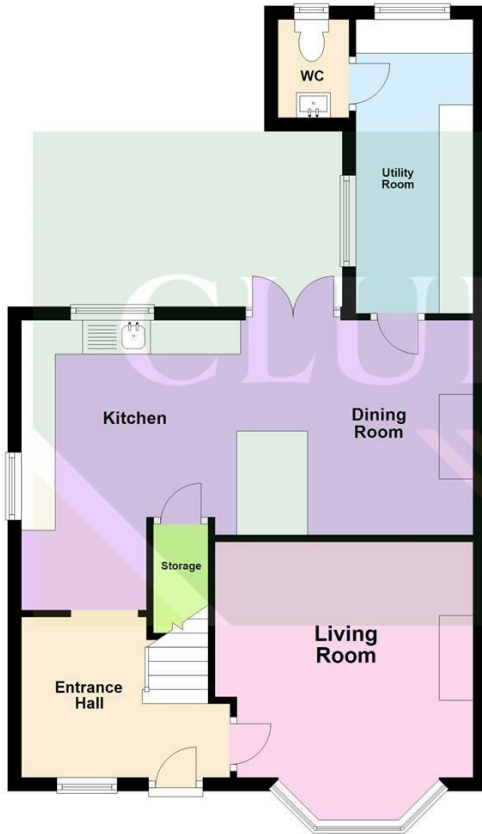
Mains drainage and electricity are connected to the property. The property is supplied by external oil combi boiler.

APPLIANCES

No appliances have been tested by the agent.



Ground Floor



First Floor



AGENTS NOTES

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.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

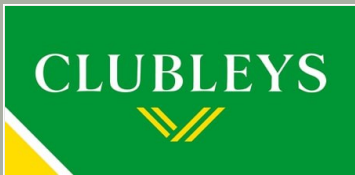
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.