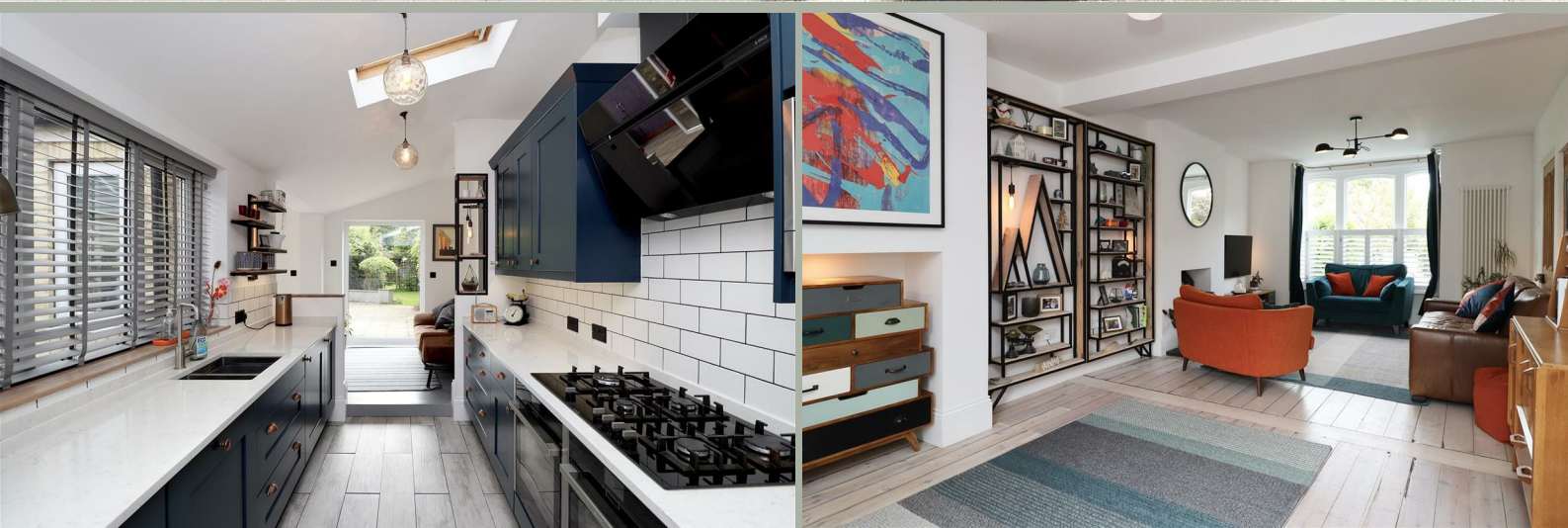




25, Church Street,
South Cave, HU15 2EH
£470,000



ABOUT THE PROPERTY

****Guide price £460,000 - £470,000**** This extraordinary period property, dating back to circa 1884, has been exquisitely renovated to blend timeless charm with contemporary elegance. Arranged over three floors, the accommodation includes an inviting hallway with a cloaks/utility room, a light and airy sitting room (formerly two rooms), a chic dining area flowing seamlessly into an exquisite kitchen, and a spectacular, versatile family room that extends the full width of the house and features Velux-style windows with doors out to the garden. The first floor offers three beautifully appointed bedrooms, with the master suite featuring an en-suite shower room and dressing area, complemented by an additional bedroom on the second floor. The stunning rear garden, with its enchanting cottage-like ambiance, includes outbuildings currently used for storage but offering incredible potential for conversion into a home office, gym, or other creative spaces. A standout feature is the gated driveway, providing rare private parking for numerous vehicles, an exceptional luxury for a property of this era. Eco-friendly and energy-efficient features include an EV charge point and solar panels, offering a sustainable way to generate electricity. This home must be seen to be fully appreciated; early inspection is recommended.

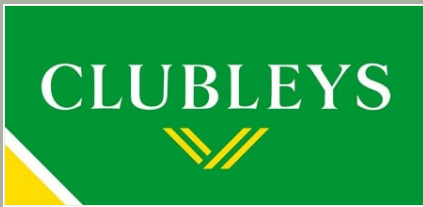
Tenure - Freehold

Council Tax Band - D

EPC - D







Tenure: Freehold
East Riding of Yorkshire
Band: D

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

The grand front door leads into the impressive hallway with elegant wooden staircase leading to the first floor. There is original tiling to the floor and a sash window provides further light into the hallway. Feature pseudo panelling to the wall and coving to ceiling. Deep recessed under stairs storage cupboard and telephone point.

SIDE ENTRANCE

The lobby is accessed off the hallway with a side door that leads out onto the driveway.

CLOAKROOM/UTILITY

With a concealed low level WC and wash hand basin with vanity unit under. There is plumbing installed and ample space for a washing machine and tumble dryer. Wall mounted gas central heating boiler housed in a good sized recessed storage unit. Sash window.

SITTING ROOM

7.74m x 3.82m (25'4" x 12'6")

A beautifully presented sitting room with a feature bay window, feature recessed multi fuel burning stove housed on a Basalt stone hearth. Two large vertical traditional radiators and wood strip flooring.

DINING AREA

3.83m x 2.31m (12'6" x 7'6")

A lovely family space, wood strip flooring with side entrance door and bay window to the side.

KITCHEN

4.35m x 2.31m (14'3" x 7'6")

Superb upgraded contemporary kitchen comprising of an excellent range of wall and floor units with complimentary quartz work surfaces incorporating a one and a half bowl moulded stainless steel sink unit, five ring gas hob with feature extractor over, two integrated ovens, fridge freezer and dish washer. Large traditional radiator, pantry cupboard and two Velux windows to the ceiling.

GARDEN ROOM

3.42m max x 5.87m (11'2" max x 19'3")

A superb addition to the property with French doors off into the rear garden with a large wall to floor additional window and window to the side elevation creating a light and airy space. Two Velux windows to the ceiling and large traditional radiator.

FIRST FLOOR

LANDING

Stairs off to the second floor.

BEDROOM ONE

3.79m x 3.20m (12'5" x 10'5")

A generous room with feature cast iron fireplace and wooden panelling to the walls.

DRESSING AREA

With recessed ceiling lights and wall lights.

EN SUITE

White suite comprising walk in shower with overhead rainfall shower. Low flush WC and wash hand basin set in vanity unit. Tiled floor, part tiled walls, traditional radiator, recessed ceiling lights, extractor fan, wall lights.

BEDROOM TWO

4.09m x 3.66m max (13'5" x 12'0" max)

To the front of the property with sash window and radiator.

BEDROOM THREE

2.69m x 2.78m (8'9" x 9'1")

To the front of the property with dual aspect sash windows and radiator.

FAMILY BATHROOM

Contemporary suite comprising of panelled bath with shower over, concealed WC and wash hand basin vanity sink unit with storage under. Part modern tiling to the walls, recessed spotlights to the ceiling and laminate flooring.

SECOND FLOOR

BEDROOM FOUR

3.57m x 5.47m (11'8" x 17'11")

Spacious double room with feature beams to the ceiling, Velux window and storage to the eaves.

OUTSIDE

A very attractive front garden enclosed by the original stone wall with an array of mature planting making it very easy on the eye. The side driveway provides excellent off street parking via double electric gates leading to a further black paved area to provide extra parking if required. Adjacent to the block paved area is a superb large brick built outbuilding with power and light which could have a multitude of uses for the right buyer with the option of using as a whole building or split into individual units. The rear garden has been tastefully designed to reflect the style and character of this property. The garden has been thoughtfully sectioned into varying garden areas with an abundance of lawn and feature planting to suit all the seasons. There is a good sized sheltered block paved patio area to the rear of the house overlooking the garden with the delightful gazebo as a focal point and decorative trellis edging with colourful flowering plants. Pathway with wooden arch over leads to an area currently being used as a patch to grow flowers and vegetables for a real good feel of the good life! A further pathway leads to another outbuilding. Beyond that is an excellent sized area that has been secluded off from the rest of the garden which has been astro turfed and used as a golf, football, basketball and any game you like area for a growing family!

ADDITIONAL INFORMATION

Eco-friendly and energy-efficient features include an EV charge point and solar panels, offering a sustainable way to generate electricity.

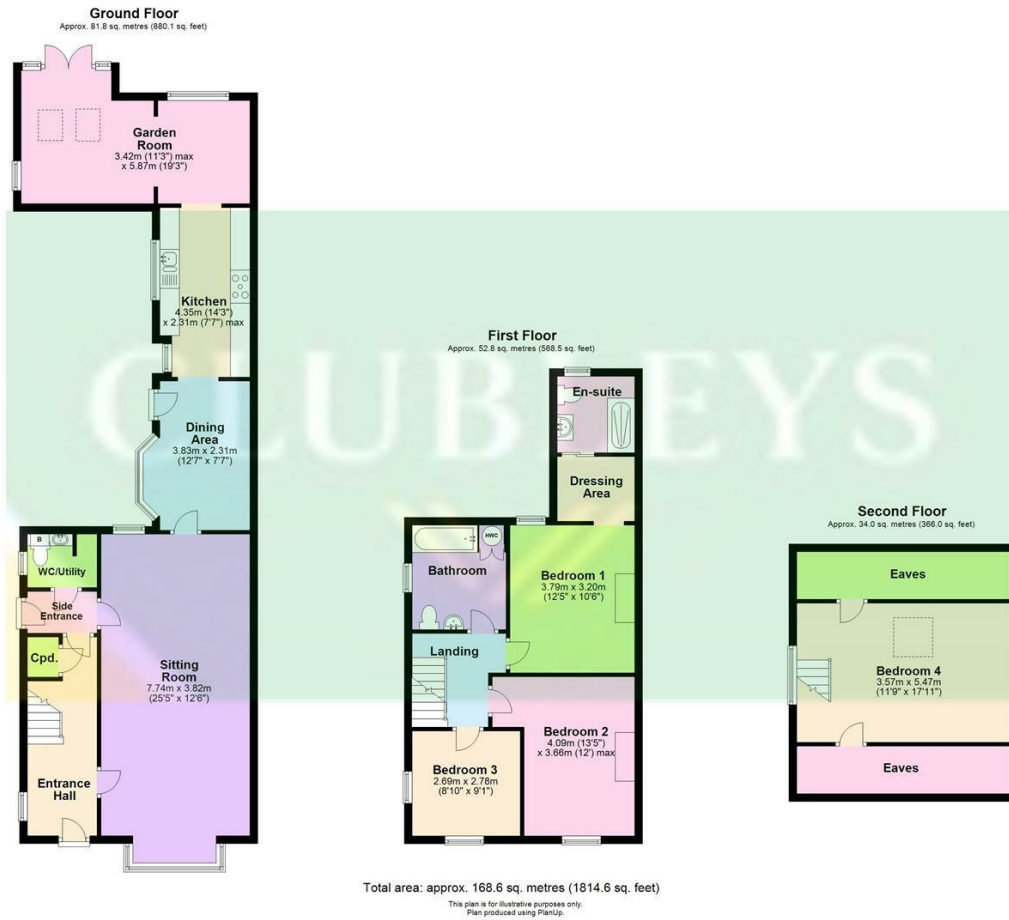
SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.





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

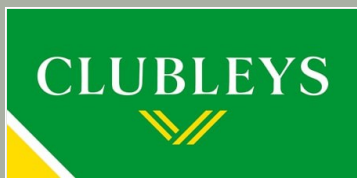
FREE VALUATIONS FOR SALE

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		
(81-91)	B		
(69-80)	C		70
(55-68)	D	57	
(39-54)	E		
(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.