



Church Street, North Cave, HU15 2UJ

£465,000

  
**Philip  
Bannister**  
Estate & Letting Agents

Platinum Collection

## Church Street, North Cave, HU15 2LJ

This delightful period home was built at the turn of the 19th Century and has been lovingly restored by the current owners over the past 30 years. The property is filled with charm and character whilst retaining a wealth of original features including beamed ceilings, exposed stone walls and a replica cast iron range by Mateer Dunn & Nelson of Hull.

The detached property affords a substantial range of accommodation totalling in excess of 2000 sq ft which was sympathetically extended in the mid-90's to include 3 generous double bedrooms, the master with a dressing room and en-suite, family bathroom, 3 reception rooms, a conservatory, bespoke fitted kitchen and a useful boot room.

A particular feature of the property is a large two storey double garage which is positioned to the rear, built with later conversion in mind, the building offers perfect scope to create an annex (subject to consents).

A truly unique home which warrants an inspection.





# Church Street, North Cave, HU15 2UJ

## Key Features

- Impressive Period Property
- Over 2000 Sq Ft
- Two Storey Double Garage Complex
- Filled With Charm & Character
- Original Period Features
- 3 Double Bedrooms, Dressing Room & En-Suite
- 3 Reception Rooms + Conservatory
- Potential Annex (STPP)
- Central Village Location
- EPC - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	46	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## ACCOMMODATION

The property extends to over 2000 sq ft and is arranged over two floors

## GROUND FLOOR

### ENTRANCE HALL

Accessed through a solid timber door is this welcoming entrance hall which sits beneath a part-galleried landing. A staircase leads to the first floor accommodation and a quarry tile floor runs throughout whilst giving access to the principal rooms of the home

### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin. There is a continuation of the quarry tiled floor

### DINING ROOM

14'11 x 17'3 (4.55m x 5.26m)

This elegant dining room of generous proportions centres around a Mateer Dunn & Nelson of Hull cast iron range set in a Georgian style surround. There are two windows to the front aspect with bespoke shutters and a beamed ceiling

### SITTING ROOM

15'1 x 10'4 (4.60m x 3.15m)

A versatile second reception room with a delightful exposed stone wall, timber beamed ceiling and windows to the front and side elevation with bespoke shutter

### DRAWING ROOM

14'11 x 17' (4.55m x 5.18m)

Perfectly positioned to the rear of the property with a grand feature fireplace housing a cast iron fire, surround and a classic Victorian style fender. There are hand crafted concertina doors opening to:

## CONSERVATORY

14'1 x 10' (4.29m x 3.05m)

Extending to the rear of the property with views of the garden, there are French doors opening to a patio and a tiled floor running throughout

## BREAKFAST KITCHEN

11'4 x 17'11 (3.45m x 5.46m)

The bespoke kitchen is fitted with a comprehensive range of Oak fronted wall and base units, display cabinets and plate racks, contrasting work surfaces beneath a tiled splashback. There is a sink unit with mixer tap beneath a window to the rear elevation, a large range cooker beneath a concealed extractor hood. A second window is positioned to the side elevation, there is a large pantry cupboard, quarry tile floor and a stable door leading to:

## BOOT ROOM

15'3 max x 9'3 max (4.65m max x 2.82m max)

With access from the rear garden this useful boot room is fitted with a range of units, sink and drainer and plumbing for an automatic washing machine. There is a tiled floor throughout and a window to the rear aspect

## FIRST FLOOR

### LANDING

The part galleried landing provides access to the first floor accommodation. An elevated window allows natural light to the space and there is a large built-in airing cupboard

### BEDROOM 1

15'1 x 17' (4.60m x 5.18m)

The impressive master bedroom is of generous proportions with two windows to the rear aspect. An opening leads to:

## DRESSING ROOM

9'2 x 7'4 (2.79m x 2.24m)

With ample space for wardrobes and a dressing table, with a window to the rear aspect and an archway leading to:

## EN-SUITE

9'1 x 10'1 (2.77m x 3.07m)

The beautifully appointed en-suite is fitted with "his & hers" sink units, WC, airflow bath and a walk-in shower with body jets. There are luxurious tiling to the floor, half tiled walls and a window to the rear elevation

## BEDROOM 2

14'10 x 17'5 (4.52m x 5.31m)

This most fabulous bedroom is filled with original features including an impressive vaulted beamed ceiling, attractive fireplace and exposed timber floorboards. A small alcove houses a wash basin and there are two windows with window seats to the front aspect

## BEDROOM 3

14'9 x 10'10 (4.50m x 3.30m)

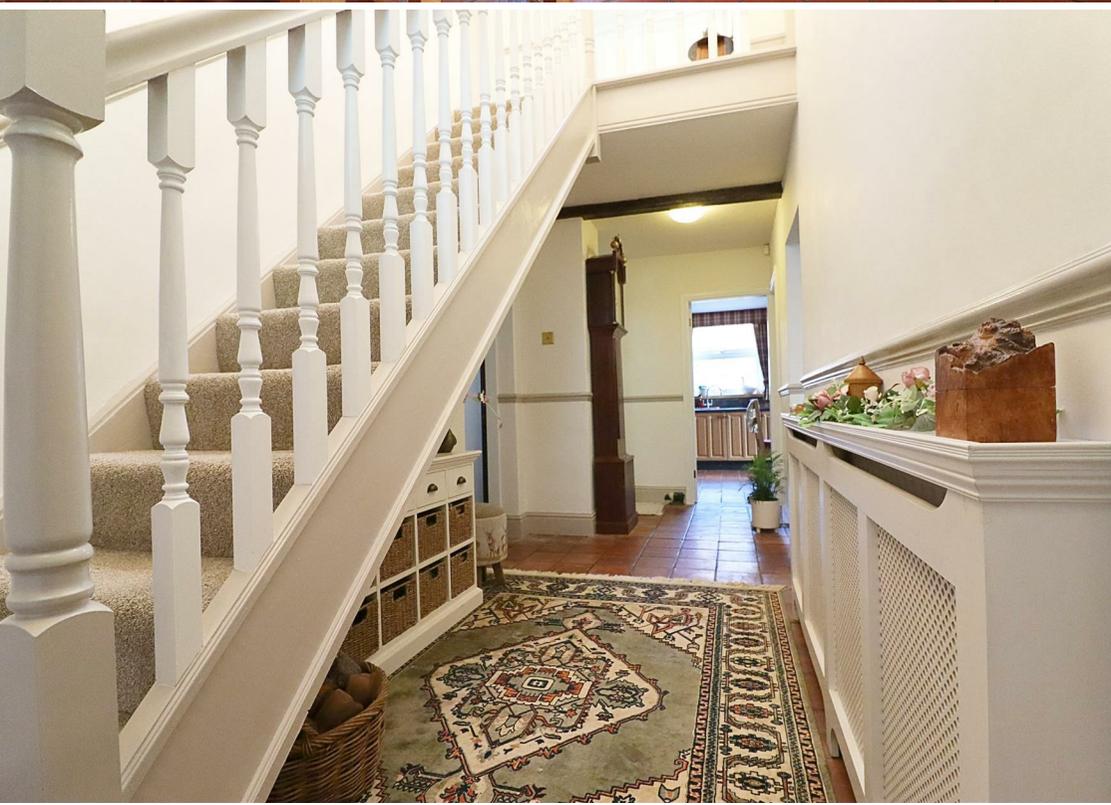
The third bedroom is of excellent proportions and has equally as impressive features with a part-vaulted beamed ceiling, windows to two aspects and a large built in storage cupboard

## BATHROOM

5'4 x 12' (1.63m x 3.66m)

The luxurious family bathroom is fitted with a four piece suite beneath a vaulted beamed ceiling. There is a pedestal wash basin, WC, corner shower enclosure and a panelled bath. A tiled floor runs throughout and there are half tiled walls and a window to the side elevation

## OUTSIDE



## DOUBLE GARAGE

20' x 26' (6.10m x 7.92m)

The large double garage has been built with potential conversion to living accommodation in mind, subject to consents. It is constructed of brick and block with insulated wall cavity and a spiral staircase leading to a first floor workshop. There is an electric door to the side, timber personnel door from the garden and two windows.

## WORKSHOP

Sitting above the garage and accessed via a spiral staircase, there are three Velux windows and a hay-loft style door

## REAR GARDEN

The part walled and landscaped rear garden is split over two levels with a large area of slate paving immediately to the rear of the property. A curved brick retaining wall opens to steps leading to an elevated garden area with mature shrubs, planting beds and a slate gravel area. A footpath leads to the personnel door of the garage and a timber gate leads to the lane at the side of the property

## GENERAL INFORMATION

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of PVC double glazed frames.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## PROPERTY CONSTRUCTION

\*We are advised by the vendors that the property is a detached build and that the cavity between the adjacent dwelling has been sealed with mortar to prevent water ingress, this gives the appearance that the properties linked

## VIEWINGS

Strictly by appointment with the sole agents.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENT NOTES.

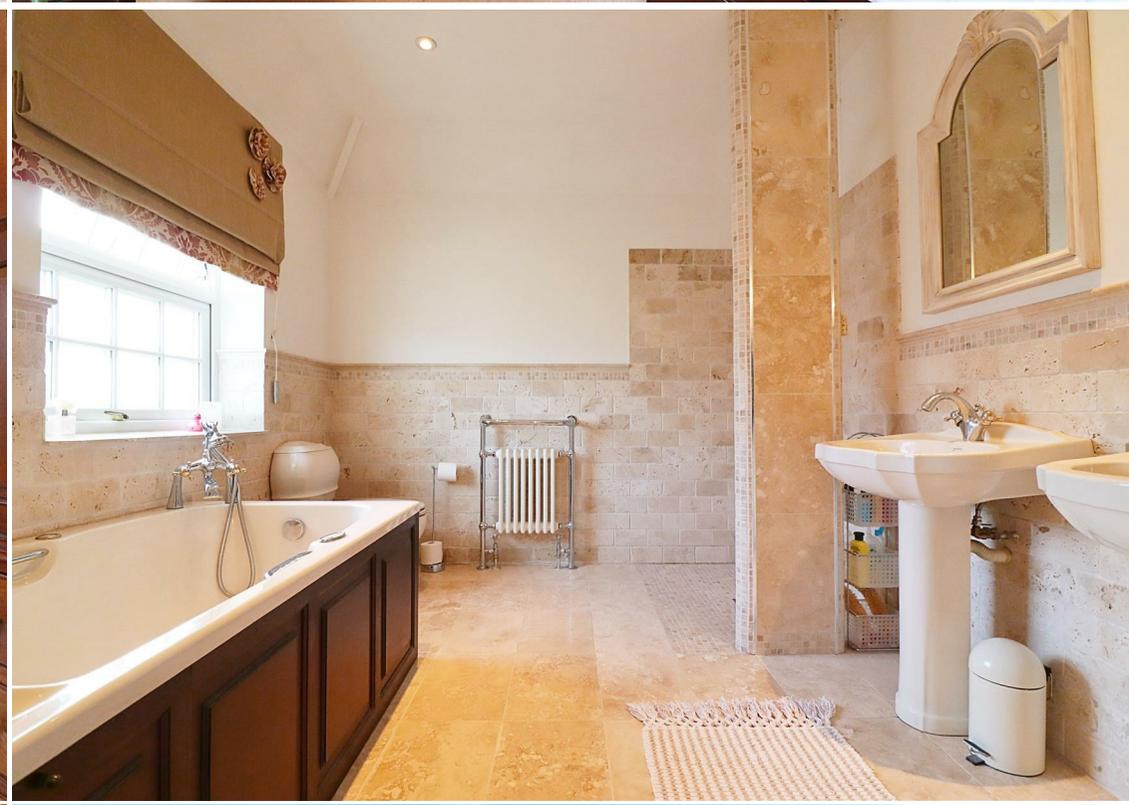
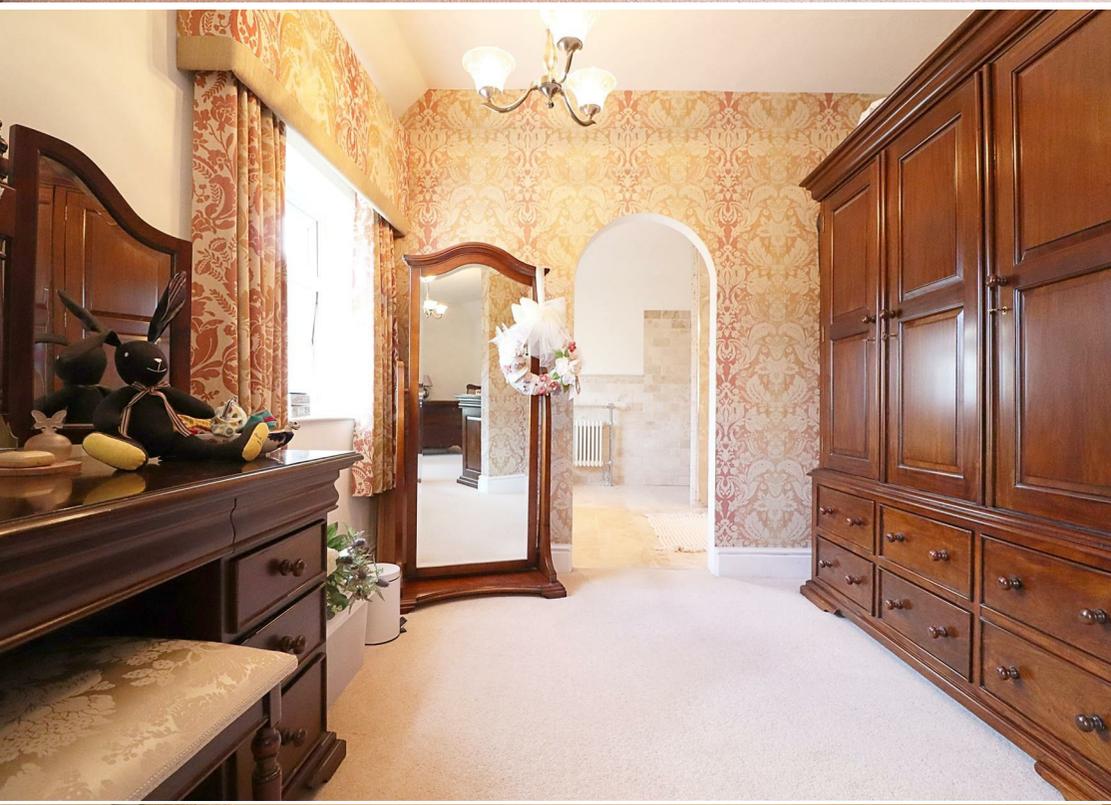
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GROUND FLOOR  
1268 sq.ft. (117.8 sq.m.) approx.



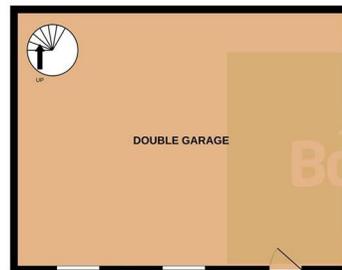
1ST FLOOR  
1039 sq.ft. (96.5 sq.m.) approx.



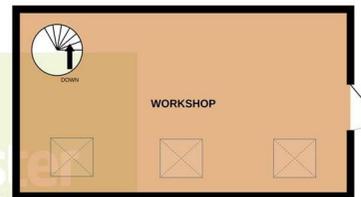
TOTAL FLOOR AREA : 2307 sq.ft. (214.3 sq.m.) approx.

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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GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.1 sq.m.) approx.

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