



Common Road, South Cave, HU15 2EA  
£750,000

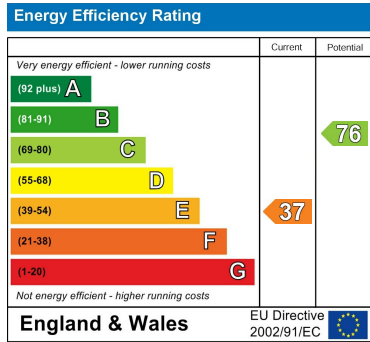
  
**Philip  
Bannister**  
Estate & Letting Agents



# Common Road, South Cave, HU15 2EA

## Key Features

- Detached Country Home
- Set Within Approximately 0.3 Acres Of Formal Gardens
- Approximately 3.77 Acre Paddock With Ménage
- Stable Block & Large Garage
- Stunning Far Reaching Views
- 4 Double Bedrooms
- 2 En-Suites + Family Bathroom
- Generous Lounge With Multi-Fuel Stove
- Country Style Kitchen With Dining Room & Utility Room
- EPC = F / Council Tax = F



Nestled in the countryside, 'Mole Lodge' is a detached residence offering the perfect blend of rustic charm and modern living. Set within approximately 0.3 acres of formal grounds and an additional 3.77-acre paddock ideal for equestrian use, this property is a haven for those seeking space and tranquillity. The grounds include two stable blocks with four boxes, a tack room, and a double garage, all accessed via a gated horseshoe driveway. The paddock features a ménage, a small orchard, and a timber field shelter, ensuring comprehensive facilities for equestrian enthusiasts.

The property itself is beautifully presented, starting with a welcoming entrance hall accessed through an arched doorway, complete with a cloakroom/WC. The farmhouse-style breakfast kitchen boasts granite work surfaces, a central island, and integrated appliances, opening seamlessly to a dining room and a convenient utility room. The spacious lounge, warmed by a multi-fuel stove, is complemented by a striking spiral staircase in addition to the main house stairs. A study enjoys stunning views, perfect for work or relaxation. Upstairs, four double bedrooms all benefit from pleasant outlooks, with two featuring en-suites alongside a family bathroom. The southerly-facing rear garden is a delight, offering a manicured lawn and two seating areas, ideal for entertaining or unwinding while enjoying the surrounding countryside views.





















## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

The central entrance hall, accessed through a charming arch-shaped door, exudes character. Its quarry-tiled flooring sets a rustic tone, complemented by part-panelled walls that add a touch of traditional elegance. Overhead, a beamed ceiling enhances the hallways period charm. A staircase leads to the first floor, with a convenient cupboard tucked beneath for added storage. From the hall, there is also access to a cloakroom/WC.

#### CLOAKROOM/WC

The cloakroom/WC is a charming blend of practicality and style, featuring a high flush WC that adds a touch of vintage elegance. A wash basin complements the space and the quarry-tiled floor seamlessly continues into this area, along with the part panelled walls.

#### BREAKFAST KITCHEN

14'11 x 15'5 (4.55m x 4.70m)

This charming farmhouse-style breakfast kitchen blends rustic charm with modern convenience, featuring bespoke solid timber units paired with polished granite work surfaces and a tiled splashback. At its heart, a central island with a breakfast bar offers additional workspace and seating, mirroring the kitchen cabinetry. A ceramic sink sits beneath a rear-facing window, framing picturesque views of the garden and rolling farmland beyond. Integral appliances, including an oven, microwave, hob, extractor hood, dishwasher, and fridge, are seamlessly incorporated into the design. The quarry-tiled floor and exposed timber-beamed ceiling complete the inviting, country-inspired aesthetic. Opening to:

#### DINING ROOM

12'9 x 10'5 (3.89m x 3.18m)

The dining room seamlessly extends from the kitchen, offering generous space for a dining suite and a warm, inviting ambiance. French doors open to a secluded seating area, blending indoor and outdoor living while enhancing the room's charm. The continuation of the quarry tile flooring creates a cohesive flow from the kitchen, and the beamed ceiling adds a rustic yet elegant touch.

#### UTILITY ROOM

12'9 x 7'5 (3.89m x 2.26m)

Conveniently located off the kitchen, the utility room is thoughtfully designed with fitted units, durable work surfaces, and a stylish tiled splashback. It features a practical stainless steel sink unit, a kitchen maid for added functionality, and a seamless continuation of the quarry tile flooring for a cohesive look. A door provides easy access to the side of the property.

#### LOUNGE

28'6 x 12'7 (8.69m x 3.84m)

This generously proportioned and attractive lounge features a stunning focal point: a feature fireplace with a rustic timber mantle and a cosy multi-fuel stove, perfect for creating a warm and inviting ambiance. The space is further enhanced by the elegance of a wrought iron spiral staircase and timber beams adorning the ceiling.

#### STUDY

7'1 x 12'7 (2.16m x 3.84m)

The study features a custom-fitted bookcase that maximises storage and a window provides far-reaching views creating a truly enjoyable working environment.

### FIRST FLOOR

#### LANDING

The split-level landing seamlessly connects the two staircases and proves access to the first-floor accommodation.

#### BEDROOM 1

14'11 x 15'5 (4.55m x 4.70m)

The primary bedroom is a generous double and enjoys fabulous dual-aspect views. The bedroom has direct access to an en-suite bathroom.

#### EN-SUITE

The en-suite bathroom features a classic design with a traditional pedestal wash basin, a WC, and a panelled bath complete with a shower over. Tiled walls add a practical and stylish finish.

#### BEDROOM 2

12'8 x 17'2 max (3.86m x 5.23m max)

A second generous double and enjoys fabulous dual-aspect views. The bedroom has direct access to an en-suite shower room.

#### EN-SUITE

The en-suite shower room combines modern and classic designs with twin wash basin, WC and a corner shower enclosure with electric shower.

#### BEDROOM 3

13'2 12'4 (4.01m 3.76m)

A further double bedroom with twin aspect views.

#### BEDROOM 4

9'3 x 11'6 (2.82m x 3.51m)

This fourth double bedroom boasts stunning far-reaching views and features a full wall of fitted wardrobes, offering ample storage.

#### BATHROOM

The family bathroom is fitted with a traditional three-piece suite, including a WC, a pedestal wash basin, and a panelled bath with an electric shower over. Complemented by tiled flooring and a heated towel rail.

### THE GROUNDS

Set within approximately 0.3 acres, the formal and mature grounds surrounding the property offer an idyllic setting. A gated horseshoe gravelled driveway provides extensive parking facilities, complementing the property's impressive approach. The beautifully maintained rear garden enjoys a sought-after southerly aspect, with sweeping views across open farmland that create a tranquil and picturesque setting.

The manicured lawn is bordered by thoughtfully planted beds, while a raised gravelled seating area and a flagstone patio beneath a timber pergola provide perfect spots for relaxation and outdoor dining. The patio seamlessly connects to the property's dining area, enhancing indoor-outdoor living. At the garden's lower end, a timber archway leads to a work area, offering a delightful space for gardening enthusiasts.











## OUTBUILDINGS

A series of versatile outbuildings are set within the grounds of the property and could be utilised as stables, workshops, general storage areas or kennels.

## STABLE BLOCK & LARGE GARAGE

The property benefits from a large garage equipped with a remote-operated folding shutter door, lighting, and power. Adjacent to the garage are two stable blocks comprising four well-maintained boxes with light and water feeds, as well as a convenient tack room, providing excellent facilities for equestrian usage. The stables offer excellent versatility and could be utilised as workshops, general storage areas or kennels.

Stable 13'5 x 12'2

Stable 13'5 x 12'6

Stable 14'3 x 11'4

Stable 14'3 x 11'2

Tack Room 12'4 x 7'3

Double Garage 15'2 x 15'8

## PADDOCK

Situated on the opposite side of the road from the property, the paddock spans approximately 3.77 acres of predominantly grassland, featuring a small orchard tucked into one corner. Accessed via a metal field gate, the paddock includes a gravelled parking area and a further timber gate leading to a well-maintained ménage. Bordered by mature hedgerows, the paddock also benefits from a timber field shelter, offering excellent facilities for equestrian use.

## GENERAL INFORMATION

**SERVICES** - Mains water and electricity are connected to the property. Drainage is via water treatment and septic tank.

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

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

**SECURITY** - The property has the benefit of an installed CCTV system.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (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.

## TENURE

We understand that the property is Freehold.

## 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 in-house 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.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of

them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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. In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100

## AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.



























GROUND FLOOR  
1051 sq.ft. (97.6 sq.m.) approx.



1ST FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



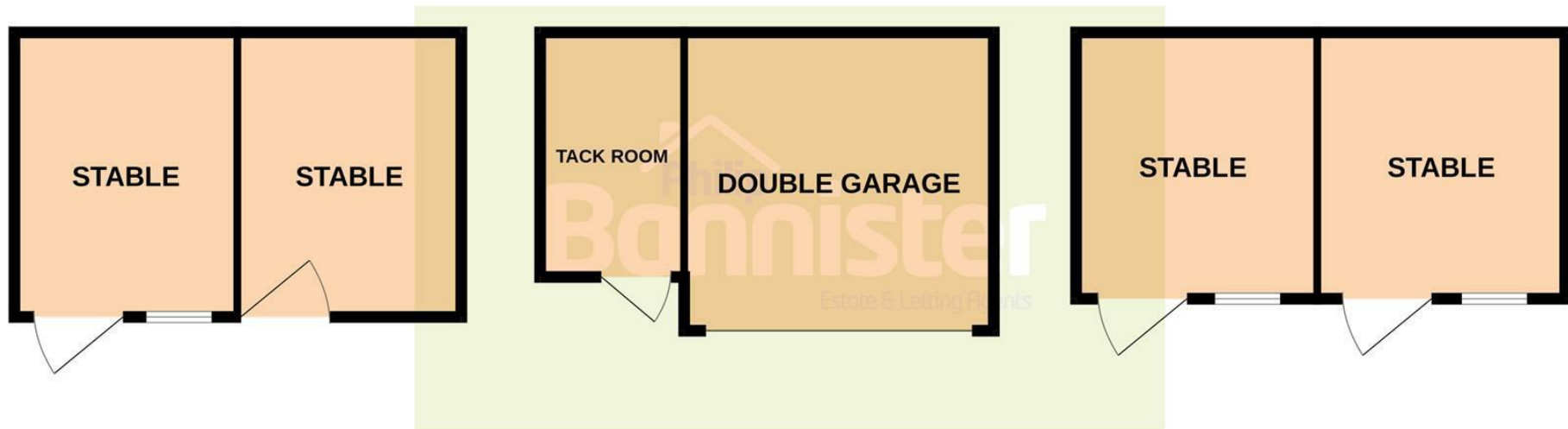
TOTAL FLOOR AREA : 2078 sq.ft. (193.0 sq.m.) approx.

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.

Made with Metropix ©2024



## GROUND FLOOR



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.  
Made with Metropix ©2024

