



Church Street, North Cave, HU15 2UJ

£450,000

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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 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)
- Gas Boiler Installed September 2024
- Central Village Location
- EPC - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	74
England & Wales	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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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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

AML

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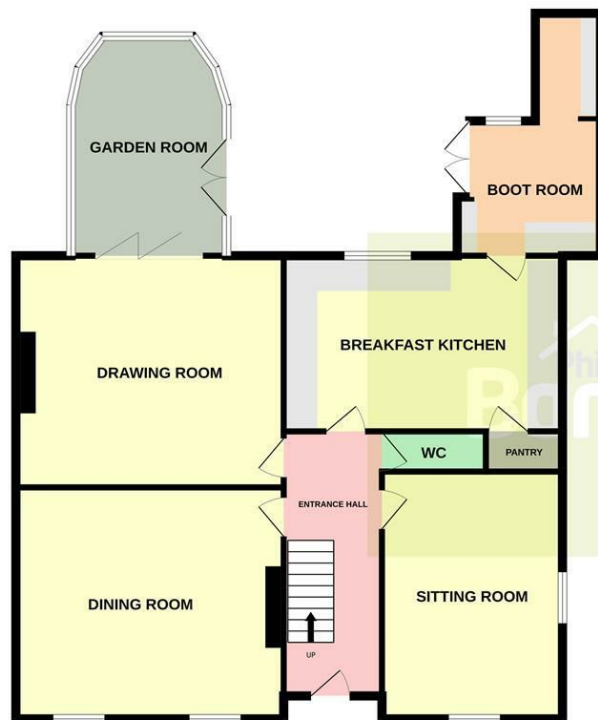




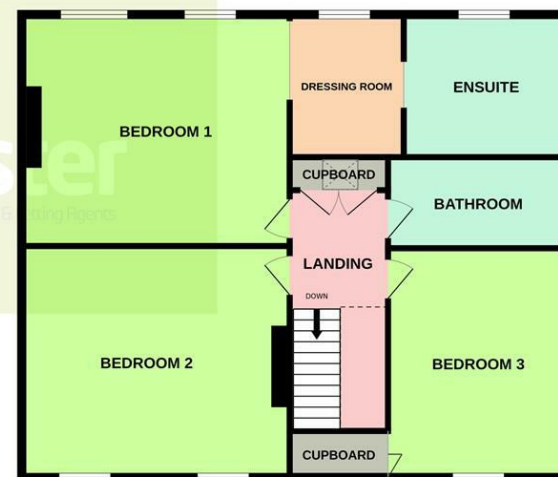




GROUND FLOOR
1268 sq.ft. (117.8 sq.m.) approx.



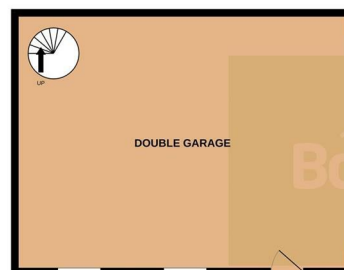
1ST FLOOR
1039 sq.ft. (96.5 sq.m.) approx.



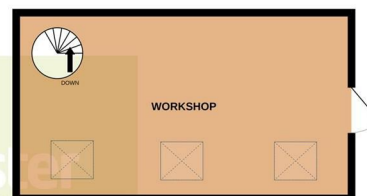
TOTAL FLOOR AREA : 2307 sq.ft. (214.3 sq.m.) approx.

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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