



Croft Hill Cottage, Ellerker, HU15 2DE

WELCOME TO CROFT HILL COTTAGE A CAREFULLY UPDATED PERIOD HOME
SET ON AN ELEVATED PLOT WITH WIDE VIEWS TOWARDS THE HUMBER



Offering over 2,000 sq. ft. of flexible space, centred around a large open-plan kitchen, dining and living area with multiple French doors to the garden.
With four bedrooms, three bathrooms, generous parking and a garage, it combines character with modern comfort in a well-connected village near Brough.

Agent's Perspective

Croft Hill Cottage, Elleker, is a standout period home that has been thoughtfully reworked to suit modern living while keeping its charm.

Set in an elevated position, the house enjoys far-reaching views towards the Humber and a strong sense of space both inside and out.

The ground floor is designed around day-to-day living and socialising. The main feature is the impressive L-shaped kitchen, dining and living room, measuring around 35 ft by 25 ft. This is a bright and open space with four sets of French doors, drawing in natural light and giving easy access to the garden. It's a room that works just as well for quiet evenings as it does for entertaining.

Alongside this are two further reception rooms, both with pleasant outlooks, offering flexibility as sitting rooms, a study or playroom.

Practical touches have not been overlooked. There is a central inner hall, a cloakroom with WC, and a separate utility room to keep the main living areas clear and organised.





Upstairs, the layout continues to impress.

The main bedroom suite is generous in size and positioned to make the most of the elevated views. It includes a well-fitted en-suite bathroom.

A guest bedroom also benefits from its own en-suite, while two further bedrooms are served by a modern family bathroom.

The finish throughout is consistent, with a clear attention to detail and quality materials used.

Outside, the gardens wrap around the side and rear, providing a good mix of lawn and seating areas. There is ample parking for up to four cars as well as a garage, making it practical for families and visitors alike.



The location is a key part of the appeal. Howden Croft Hill is a sought-after conservation village at the foot of the Wolds. It offers a balance of countryside surroundings with strong transport links.

Brough is less than five minutes away, offering a range of amenities and a mainline train station with direct services to London Kings Cross. The A63 nearby gives easy access to the wider motorway network and Hull.

For those who enjoy the outdoors, routes such as the Wolds Way and the Trans Pennine Trail are close at hand.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine & Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

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Ground Floor



First Floor





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