

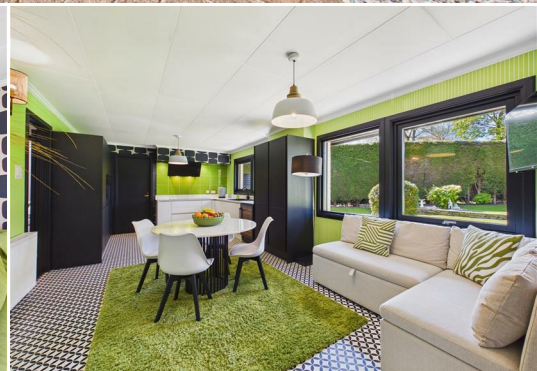
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**Limb**  
MOVING HOME



*5 Hall Park, Swanland, East Yorkshire, HU14 3NL*

📍 Unique Detached House

📍 Beautifully Appointed

📍 1/4 Acre Plot

📍 Council Tax Band = F

📍 4 Beds / 2 Baths

📍 Beautiful South Westerly Garden

📍 Extensive Drive & Double Garage

📍 Freehold / EPC = C

**£675,000**

## INTRODUCTION

Originally built by Hedlunds Swedish Houses and significantly modernised by the current owners, this stunning detached residence brings high-performance Scandinavian design to an exclusive Swanland setting. Occupying a private plot of approximately a quarter of an acre, the home was designed with energy efficiency at its core, featuring superior insulation and triple glazing throughout.

The light-filled interior is both spacious and versatile, featuring a 25ft lounge with a feature log burner and a contemporary dining kitchen with premium integrated appliances. The ground floor further provides a utility room and a flexible sitting room/fourth bedroom situated adjacent to a modern shower room. The first floor hosts three double bedrooms and a luxury family bathroom, complete with a traditional Scandinavian sauna—the ultimate wellness feature.

Externally, a gravelled driveway provides extensive parking and leads to a detached double garage. The south-westerly gardens offer a sun-drenched sanctuary, featuring mature trees, rockery areas, and expansive lawns that wrap around the property.

## LOCATION

Hall Park is an exclusive and a particularly attractive cul-de-sac situated to the eastern fringe of the village off Tranby Lane. Swanland is widely regarded as one of the most prestigious and picturesque villages in the East Riding of Yorkshire. Situated on the edge of the Yorkshire Wolds, it offers a refined residential atmosphere around a quintessentially English village pond. Alongside the nearby villages of North Ferriby and Kirk Ella, Swanland remains one of the most desirable addresses for discerning homeowners in the region.

The village maintains a charming feel while providing easy access to high-end local services. Residents benefit from a range of amenities, including a traditional village pub serving food, a chemist, and convenience store with a post office. For more extensive retail needs, the nearby Anlaby Retail Park and Willerby shopping park are just a short drive away. The community-centric village hosts numerous events, contributing to the vibrant social fabric that defines local life. There is also a tennis and bowls club plus a recreational park with children's play area.

A significant advantage for families is the proximity to top-tier education. The village is home to the outstanding Swanland Primary School, consistently recognized for its academic excellence. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College. Prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach.

Swanland provides superb regional connectivity for those who value a tranquil setting with quick access to the A63, which connects directly to the M62 motorway network and Hull city centre. For rail travel, the nearby stations at North Ferriby and Brough provides services to Hull, Leeds, and beyond, ensuring excellent links for commuters.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 7 miles
- Beverley (Historic Market Town): Approx. 10 miles
- York: Approx. 34 miles
- Leeds: Approx. 54 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.



## ACCOMMODATION

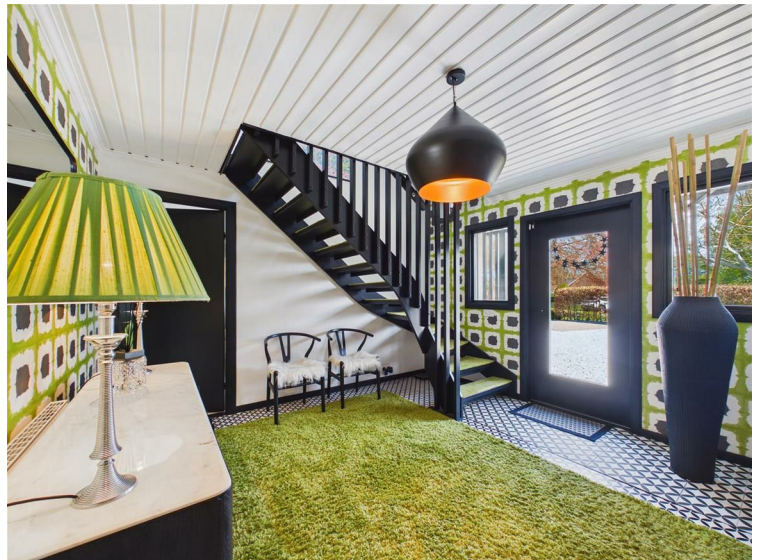
The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:



## ENTRANCE HALLWAY

A particularly spacious entrance hallway with feature flooring and staircase leading up to the first floor.



## LOUNGE

A very well proportioned room with windows to both front and rear elevation and an external access door leading out to the garden. The room is complete with a substantial log burner. Double doors lead through to the dining kitchen.



## DINING KITCHEN

Super space with a range of stylish base and wall units with sleek granite worktops incorporating a sink and drainer with mixer tap, Zanussi appliances including an oven, combination microwave oven and an induction hob with filter above, fridge/freezer, dishwasher and wine fridge. Windows to the rear elevation.



## KITCHEN AREA

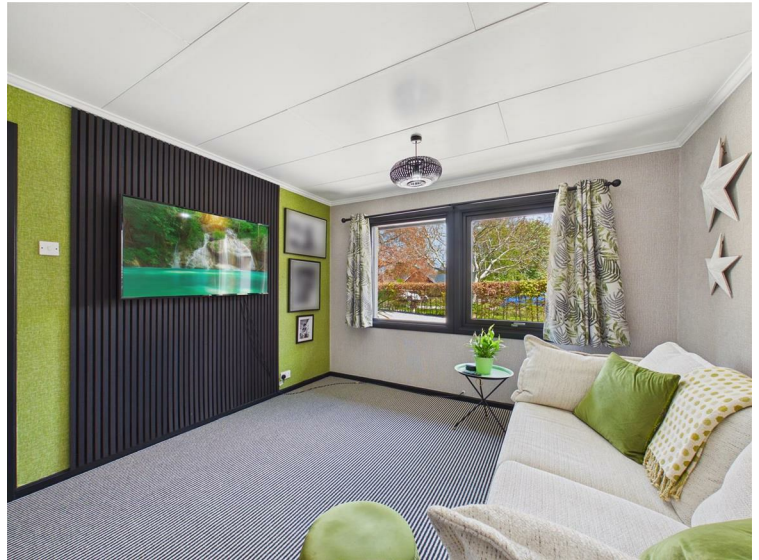


## UTILITY ROOM

With plumbing for a washing machine, wall mounted gas central heating boiler, window to rear and external access door to side.

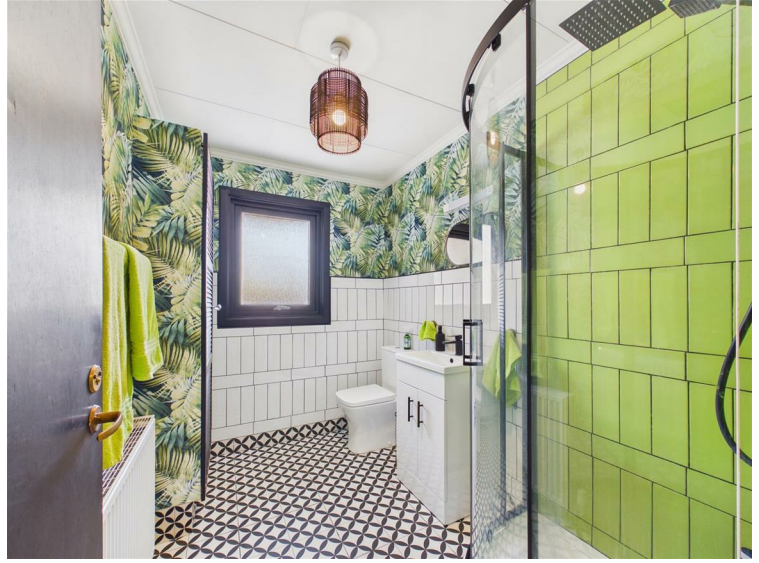
## SITTING ROOM / BEDROOM 4

With window to the front elevation.



## SHOWER ROOM

With modern suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Storage cupboard and window to front.



## FIRST FLOOR

## LANDING

Spacious area with ample space for a sofa - ideal as a reading nook, home office space or even children's play area. Windows to the front elevation.



## BEDROOM 1

With large walk in wardrobe and window to the side elevation.



## BEDROOM 2

With fitted wardrobes and window to the side elevation.



## BEDROOM 3

Window to side.



## BATHROOM

With luxurious suite comprising a bath with mixer shower attachment, shower enclosure, vanity with twin basins and a low flush W.C. Window to Rear.

Situated off the bathroom is a sauna.



SAUNA



## OUTSIDE

The property is positioned within a generous quarter-acre plot, approached via a sweeping gravelled driveway that provides parking for multiple vehicles and leads to a detached double garage. The gardens wrap around the side and rear of the home, enjoying a favoured south-westerly aspect for maximum afternoon and evening sun. The grounds are predominantly laid to lawn and punctuated by mature trees and thoughtfully designed rockery areas, creating a private and tranquil outdoor space that perfectly complements the Scandinavian aesthetic of the house.





## REAR VIEW



## HEATING

The property has the benefit of gas central heating.

## GLAZING

The property has the benefit of timber framed triple glazing.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

### *AGENTS NOTE*

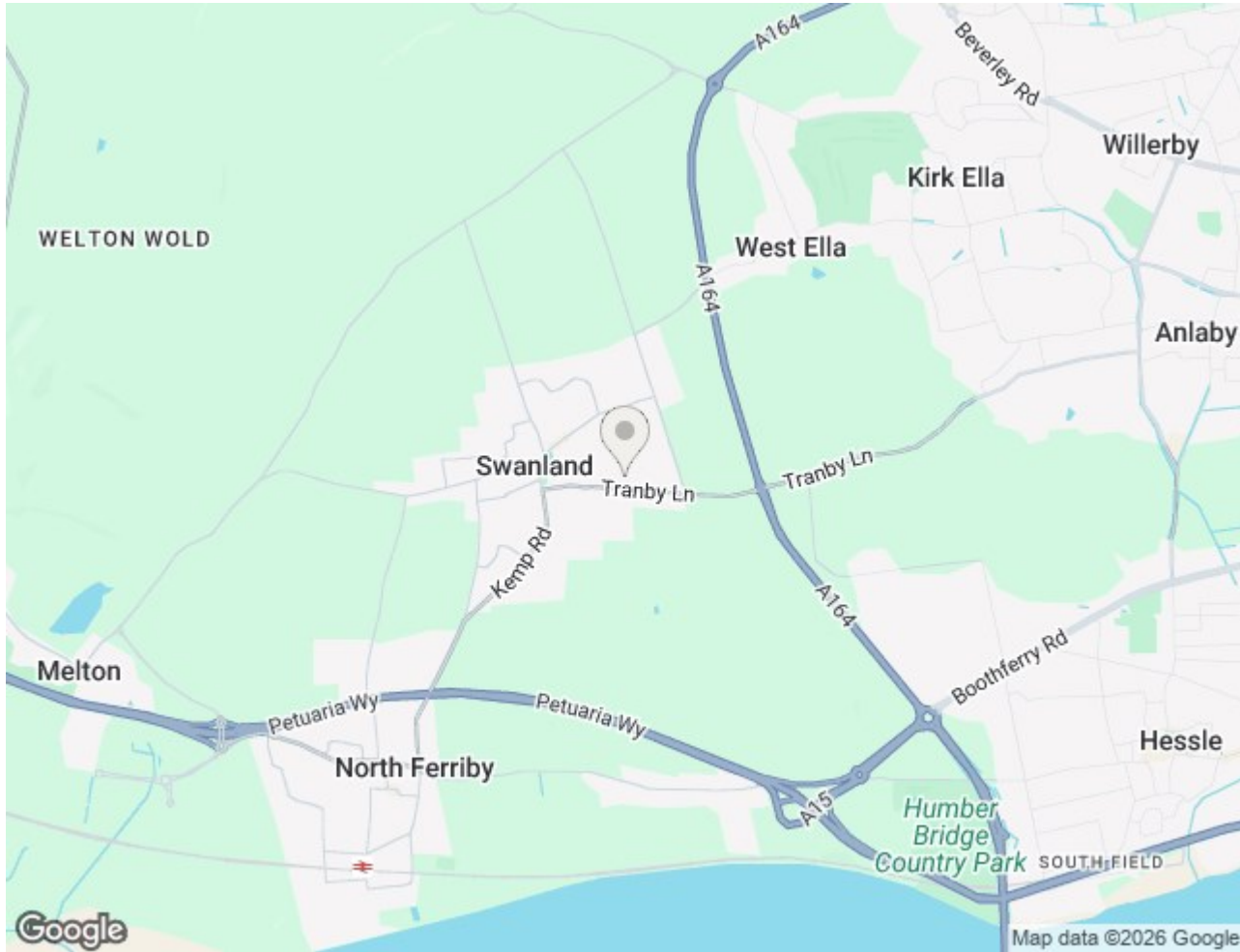
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents 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 Limb Estate Agents 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

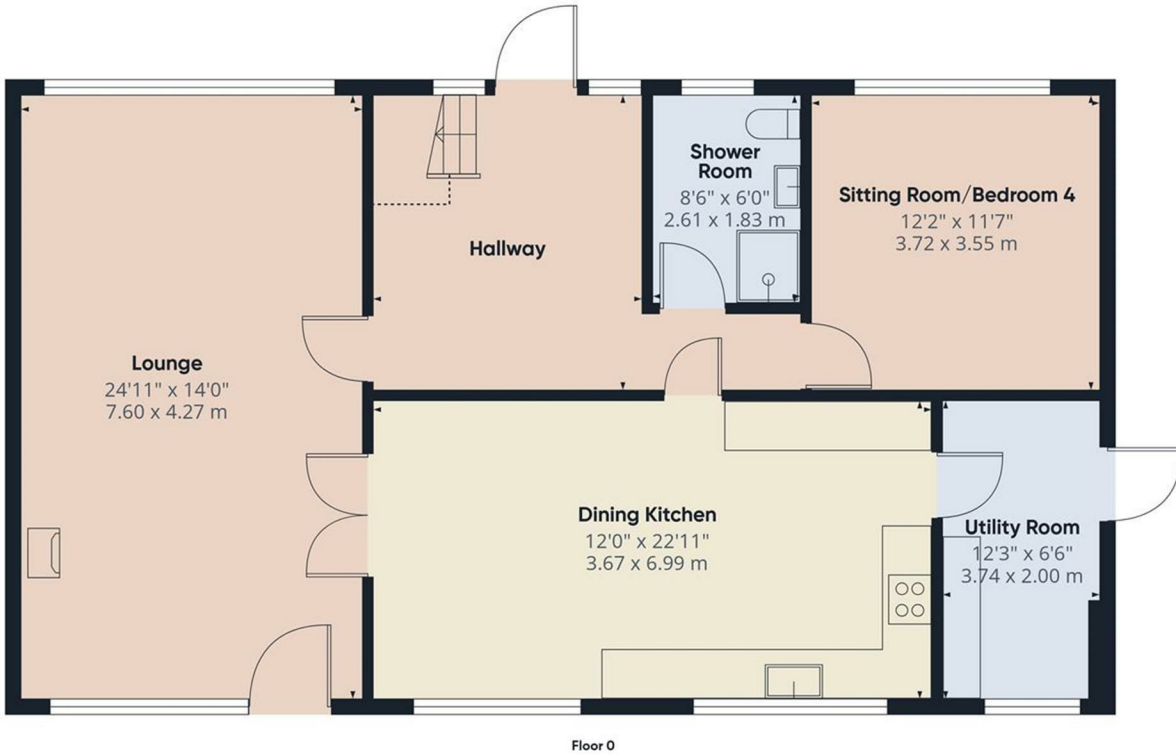
### *PHOTOGRAPH DISCLAIMER*

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. AI may have also been used to enhance photography.

### *PROPERTY TO SELL?*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





**Approximate total area<sup>m</sup>**  
1064 ft<sup>2</sup>  
98.8 m<sup>2</sup>

**Reduced headroom**  
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



**Approximate total area<sup>m</sup>**  
836 ft<sup>2</sup>  
77.7 m<sup>2</sup>

**Reduced headroom**  
125 ft<sup>2</sup>  
11.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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