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**Limb**  
MOVING HOME



*Glendoon Main Street, Broomfleet, East Yorkshire, HU15 1RJ*

- 📍 Stunning Cottage
- 📍 Jaw Dropping Garden
- 📍 Three Beds/Two Baths
- 📍 Council Tax Band = A
- 📍 Stunning Kitchen
- 📍 Shepherds Hut
- 📍 Off Street Parking
- 📍 Freehold / EPC =

**£259,950**

## INTRODUCTION

This absolutely stunning cottage has undergone a significant, high-quality renovation, resulting in a beautifully appointed home that perfectly blends its original charm with contemporary luxury. Throughout the property, you'll find unique features such as multi-fuel stoves and reclaimed flooring that contribute to its distinctive character. The ground floor offers a welcoming entrance porch and a charming lounge with a multi-fuel stove. This leads to the open-plan living/dining kitchen, another central hub with a multi-fuel stove, a stylish fitted kitchen with integrated appliances, and a ground-floor shower room with a unique river rock pebble sink. The first floor is home to two beautifully presented bedrooms and a luxurious bathroom, with an additional bedroom located on the second floor. The outside spaces are just as impressive as the interior. The frontage has a gravelled area with approved plans for a dropped kerb, allowing for convenient parking. To the rear, a lovely courtyard leads to a shared tenfoot with parking for two vehicles. Beyond the tenfoot, the large, jaw-dropping rear garden provides an incredible setting for relaxation and entertaining. This space features a shepherd's hut with power, light, and a heater, a magnificent infinity Koi pond, and a stunning porcelain patio with an artificial lawn. A charming bridge leads over a wildlife pond to a large lawned area. The back of the garden is a true entertainer's dream, with a summerhouse/bar and a large deck with space for a hot tub, all offering beautiful open views.

## LOCATION

Whilst enjoying the benefits of a rural setting, the property is located within close proximity of the nearby villages of Newport and South Cave. Both these villages offer a good range of shops, local amenities and recreational facilities. Primary schooling can be found at Newport and South Cave with secondary schooling at either South Hunsley or Howden. The property lies approximately 3.5 miles away from the M62 motorway network. There is a railway station at Broomfleet which offers a limited service although there is a mainline station at nearby Brough which lies some 6 miles distance.

## ACCOMMODATION

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

Composite residential entrance door to:

## ENTRANCE PORCH

With door to:

## LOUNGE

Featuring a 5kw multifuel stove upon an Indian sandstone hearth. Reclaimed flooring believed to be pitch pine. Window to the front elevation.



## OPEN PLAN LIVING KITCHEN

This beautiful space has plenty of room for a dining table and somewhere to sit in front of the 8kw multifuel stove upon an Indian sandstone hearth. The kitchen has a range of shaker style units topped with solid oak worktops which incorporate a ceramic sink and drainer plus integrated appliances including a washer/dryer and slimline dishwasher. The Rangemaster cooker is available by separate negotiation. There is a feature tiled splashback and Smeg filter hood and oak beam above. There is a slip brick feature wall with feature spalted beech shelving. The understairs cupboard provides good storage and a door gives access to the staircase leading up to the first floor. Dome Velux to ceiling and composite external access door to rear.



## KITCHEN AREA



## SHOWER ROOM

With walk in shower, river rock pebble sink with feature tap upon a pine cabinet, low flush W.C., heated towel rail, electric underfloor heating, part tiling to walls, inset spot lights, access to the roof void and windows to the rear.



## FIRST FLOOR

### LANDING

With staircase leading up to the second floor.

### BEDROOM 1

With built in storage cupboards and window to the front elevation.



## BEDROOM 3

Window to the rear elevation.



## BATHROOM

With luxurious suite featuring a bath with shower attachment, wash hand basin and low flush W.C. Panelling to walls, reclaimed pine flooring and window to rear.



## SECOND FLOOR

### LANDING AREA

With access to eaves.

## BEDROOM 2

With built in storage, access to eaves storage and Velux window to rear.



## OUTSIDE

The frontage has a gravelled area with approved plans for a dropped kerb, allowing for convenient parking. To the rear, a lovely courtyard leads to a shared tenfoot with parking for two vehicles. Beyond the tenfoot, the large, jaw-dropping rear garden provides an incredible setting for relaxation and entertaining. This space features a shepherd's hut with power, light, and a heater, a magnificent infinity Koi pond, and a stunning porcelain patio with an artificial lawn. A charming bridge leads over a wildlife pond to a large lawned area. The back of the garden is a true entertainer's dream, with a summerhouse/bar and a large deck with space for a hot tub, all offering beautiful open views. There are also two useful sheds.









## SHEPHERD'S HUT



## SUMMERHOUSE



## DECKED AREA





## REAR VIEW



## HEATING

The property has electric heating with Dimplex storage heaters including two with an intuitive green heating system.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. 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.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances 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. Matthew 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 Matthew 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.

## 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.

## VALUATION SERVICE

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.







Floor 1

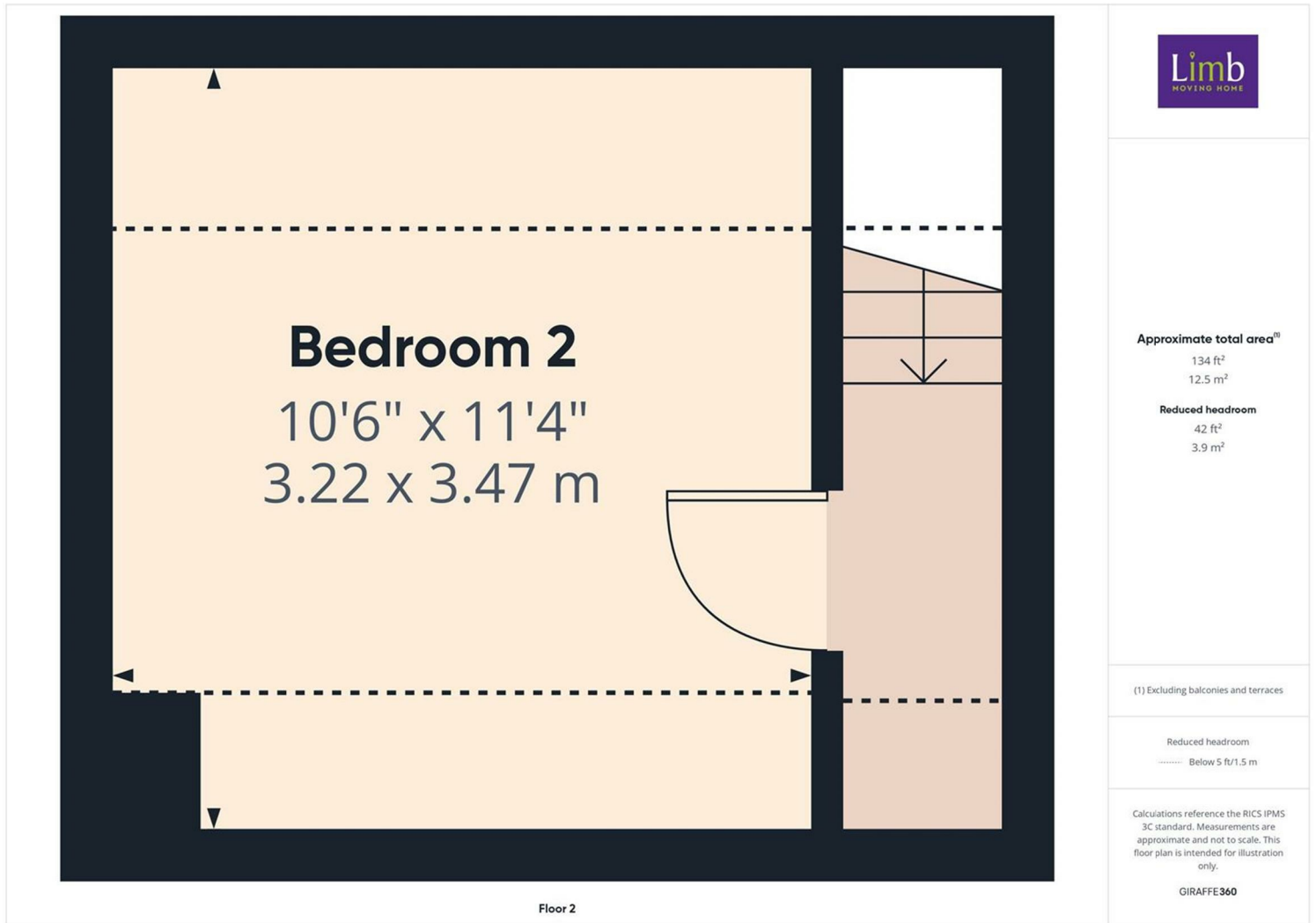


Approximate total area<sup>m</sup>  
372 ft<sup>2</sup>  
34.5 m<sup>2</sup>


(1) Excluding balconies and terraces

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

GIRAFFE360



## 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		
	62	81
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	