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**Limb**  
MOVING HOME



*6a West End Farm Close, South Cave, East Yorkshire, HU15 2ED*

Bespoke New Home

Stylish & Contemporary

Five Bedrooms

Council Tax Band = F

Striking Specification

P.V. Panels

Discreet Location

Freehold / EPC = A

£775,000

## INTRODUCTION

This simply gorgeous modern detached home affords a highly desirable range of accommodation and a great lifestyle opportunity. Recently constructed to a meticulous standard with a high specification throughout, this fabulous property also has elevated eco credentials with high energy efficiency and an EPC rating of 'A', enhanced by PV panels and battery storage. The property is discreetly nestled within a gated development of just two fine homes near the entrance to Cave Castle within this ideal family village. Viewing is an absolute must to appreciate the appeal of this lovely home and the accommodation is depicted on the attached floorplan covering approx. 2,500 sq. ft. plus garaging. Features include an impressive open hallway with beautiful oak and glass detailed staircase, cloaks/W.C., large lounge with bi-fold doors and a day/games room. The centrepiece of the house is an amazing open plan living kitchen and dining area with its grand central marble topped island, premium appliances and bi-fold doors out to the garden. The integral garage incorporates a utility area. Upon the first floor are five bedrooms, two being en-suite and there is a superb family bathroom. The luxurious principal suite also has the benefit of a dressing room. The property occupies a good sized plot with generous parking and turning areas plus a sizeable front garden. The large integral garage interconnects to the house itself. To the rear extends a full width patio and a "to be" turfed lawn with attractive part walled surround. In all, a beautiful property which is ideal for the growing family.

## LOCATION

The village of South Cave dates back to the 11th century and is listed in the doomsday book. An interesting piece of local history is that George Washington's great grandfather once lived at the magnificent Cave Castle.

The picturesque village of South Cave is situated at the foot of the Yorkshire Wolds, approximately 14 miles to the west of Hull and just 10 miles from the historic market town of Beverley.

This is a great location for the commuter, family or country lover alike. Instant access to the A63/M62 motorway network makes many regional and national business centres such as Leeds, Sheffield and Manchester easily accessible. The nearby village of Brough has a mainline railway station with regular services to Hull, Leeds, Manchester, Doncaster, York and London Kings Cross (approx 2.5 hours). Overseas travel is also made easy with Humberside Airport just 20 miles away, Doncaster Sheffield airport 38 miles away and Leeds Bradford airport is just 59 miles away. Thus, the village provides excellent links both locally and nationally.

Beverley - 10 miles

Hull - 14 miles

Humberside Airport - 20 miles

York - 28 miles

Doncaster - 37 miles

Leeds - 50 miles

## ACCOMMODATION

Contemporary composite entrance door opening to the entrance hallway.



## ENTRANCE HALLWAY

An impressive central hallway with tiling to the floor and an oak detailed staircase with glass balustrade leading up to the first floor. There is fitted cabinetry for shoes and seating, cloak hanging facilities.



## CLOAKS/W.C.

With fitted cabinetry, mounted circular wash hand basin, concealed flush W.C..

## LOUNGE

Accessed via double doors and in addition to which sliding doors open to the day/games room.

A beautifully proportioned room with triple bi-folding doors opening out to the garden.



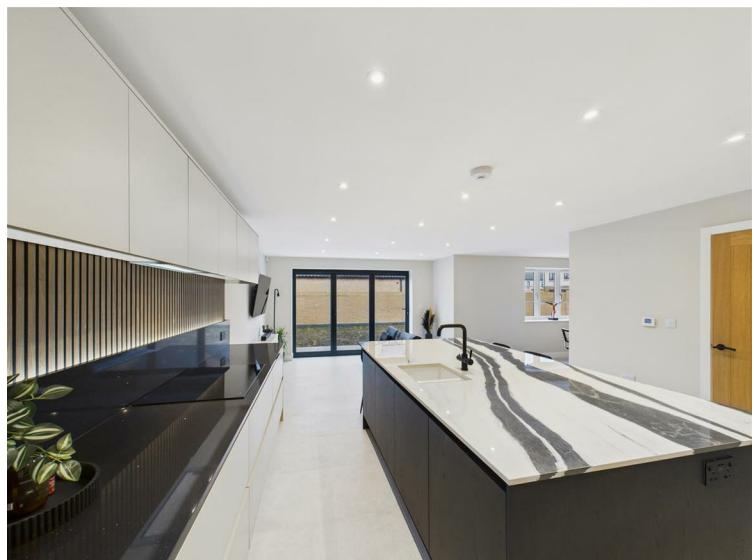
## DAY/GAMES ROOM

Windows to front and side elevations.



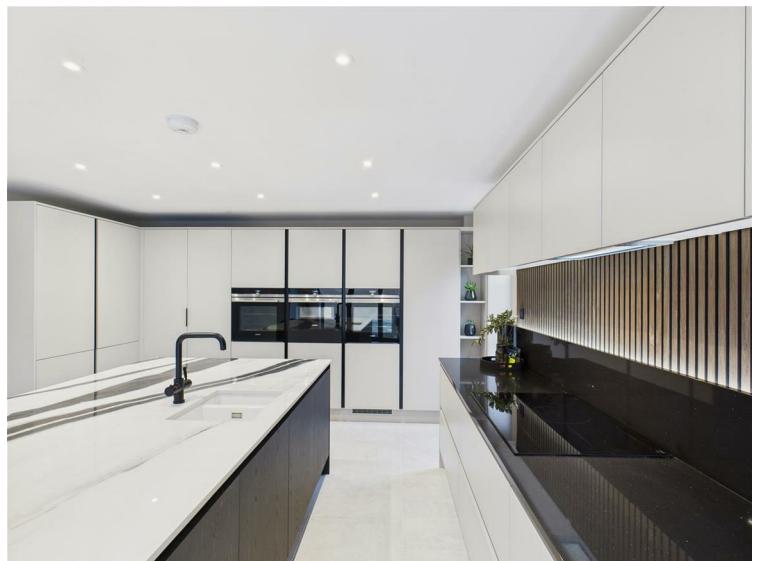
## OPEN PLAN LIVING KITCHEN

The heart of the house, this outstanding open plan space features a stunning central island with beautiful marble top having an inset one and a half ceramic sink and mixer tap with instant hot water feature. An extensive range of sleek, contemporary units are complemented by a quartz worksurface housing a NEFF induction hob with concealed extractor hood above. A bank of units house further integrated appliances including twin ovens, a combination oven/microwave and twin fridge/freezers. There is a concealed entrance through to the garage. A tiled floor extends throughout and there are triple bi-fold doors opening out to the rear garden.



**KITCHEN AREA**





*LIVING AREA*



## DINING AREA

With window overlooking the rear garden.



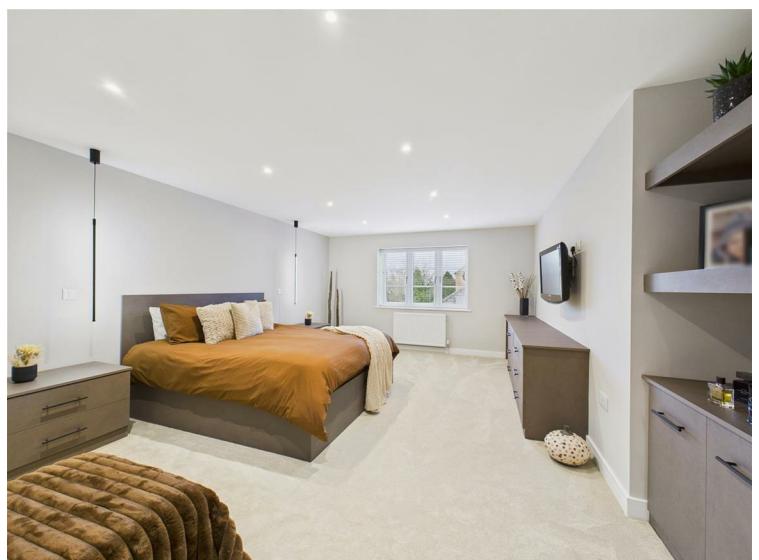
## FIRST FLOOR

### LANDING



## BEDROOM 1

A particularly spacious room with a fitted dressing table, drawers, cupboards and shelving. Window to rear elevation.



## DRESSING ROOM

Having a range of fitted wardrobes.



## EN-SUITE SHOWER ROOM

A stylish fully tiled room with suite comprising a walk in shower area with glass partition, concealed flush W.C. and fitted cabinet with mounted designer wash hand basin and mixer tap with mirror above. Heated towel rail.



## BEDROOM 2

A spacious double bedroom with fitted wardrobes, drawers and large window to rear elevation.



### EN-SUITE SHOWER ROOM

A striking fully tiled room with walk in shower area and glazed partition, concealed flush W.C. and fitted cabinet with designer wash hand basin and mixer tap plus mirror above. Heated towel rail.



### BEDROOM 3

Spacious double bedroom with fitted wardrobes. Window to front elevation.



## BEDROOM 4

Window to rear elevation.

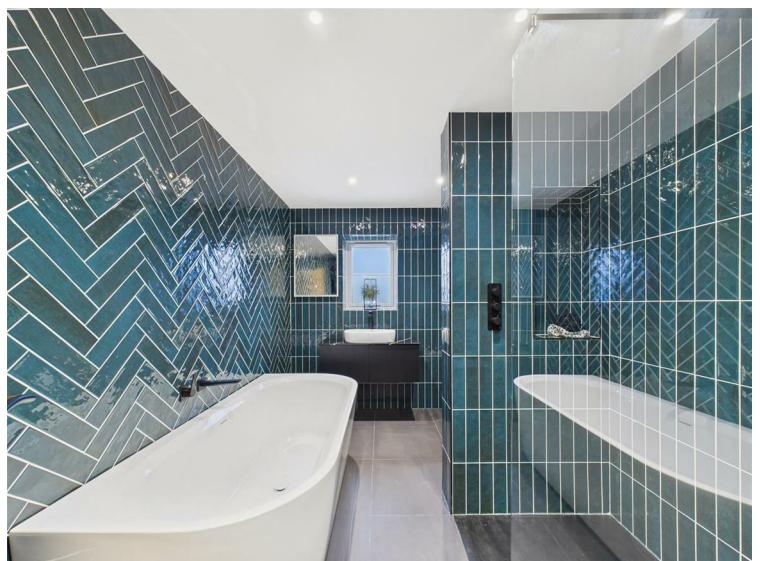


## BEDROOM 5

Window to front elevation.

## BATHROOM

A superb main bathroom with feature tiling to the walls, tiled floor and suite comprising an oval shaped bath, walk in shower area with rain head and hand held shower system, glazed partition, concealed flush W.C. and cabinet with wash hand basin and mixer tap. Mirror to wall, heated towel rail.



## OUTSIDE

A gravelled driveway with turning space provides parking and access to the attached garage. There is a good sized lawned garden to the front. To the rear is an extensive paved patio with lawned garden and attractive wall running to the rear perimeter.



## GARAGE

Nearly the size of a double garage with automated up and over door, painted throughout. A utility area has a range of fitted units, plumbing for washing machine and space for dryer. Door to rear garden. Solax power converter fitted to wall.

## UTILITY AREA



## AGENTS NOTE

Recently completed and occupied, for a limited period, the property is to be sold with floor coverings and many fittings included. Gas fired central heating is installed, being underfloor to the ground floor and a wet radiator system to the first floor. Photovoltaic panels are installed with a 5.5kw battery storage located in the garage. Other features include an integrated alarm system and an "A" EPC rating. The property will be conveyed with the remainder of a building guarantee/warranty.

## HEATING

The property benefits from gas fired central heating. Underfloor heating to the ground floor and a wet radiator system to the first floor.

## GLAZING

Complete with uPVC double glazing to windows throughout.

## 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

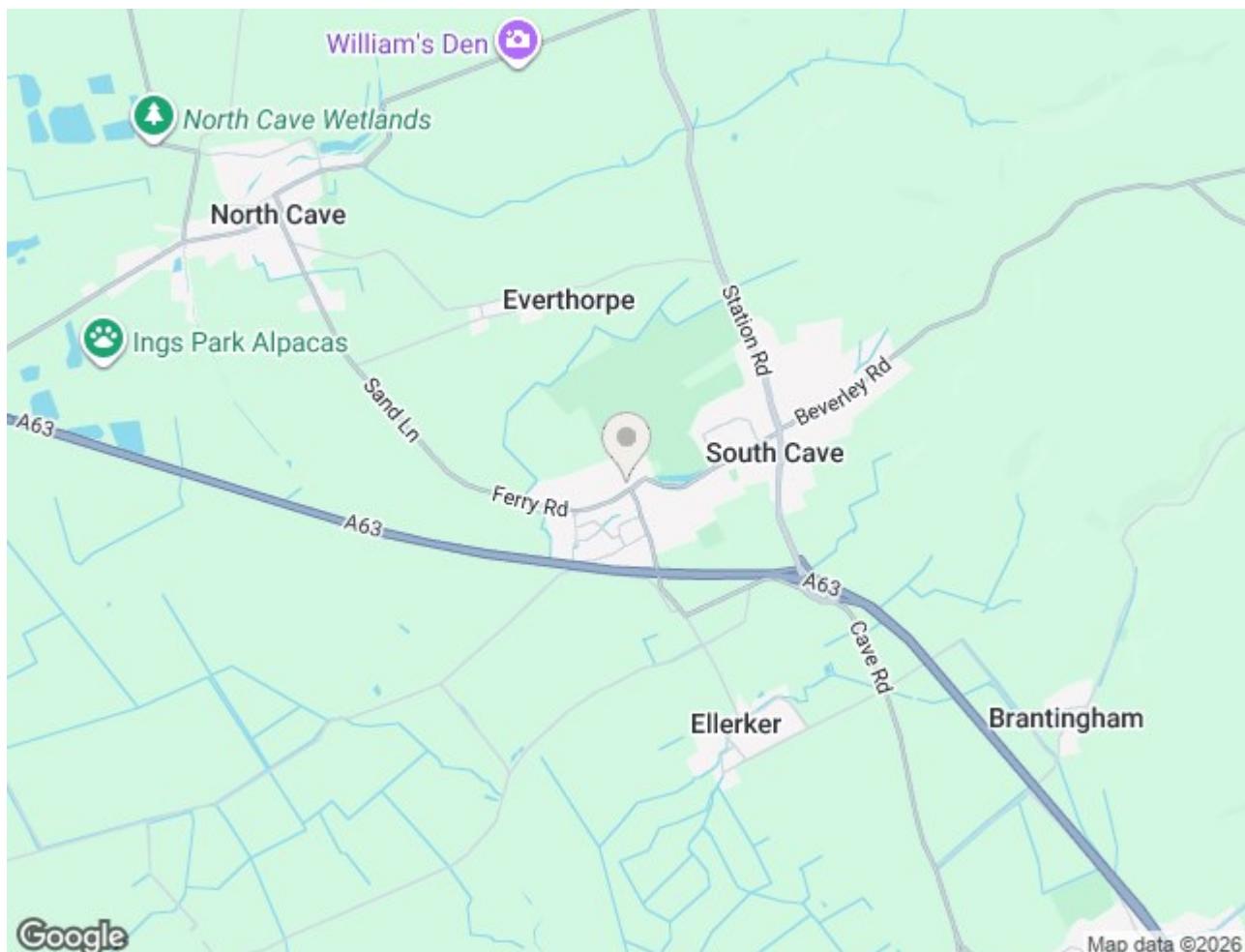
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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.

## 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.







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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