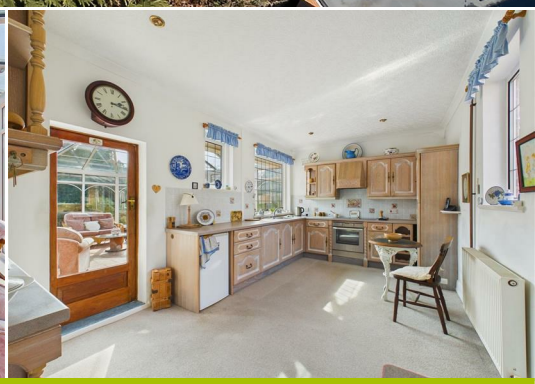
Welton Road, Brough, East Yorkshire, HU15 1AF
01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME









11 Mill Lane, Elloughton, East Yorkshire, HU15 1JL

- Individual Detached Bungalow
- Tremendous Potential
- Desirable Location
- Driveway & Garage
- Approx. 1/3rd Acre Plot
- No Onward Chain!
- Council Tax Band = G
- Freehold / EPC = D

£550,000

INTRODUCTION

Situated along the highly desirable and exclusive Mill Lane, this individual detached bungalow represents a remarkable opportunity for those seeking a bespoke renovation or development project. Set within a generous plot of approximately one-third of an acre, the property is perfectly positioned for a comprehensive programme of remodelling or extension to create a residence of significantly higher value (STP). The potential of the site is clearly evidenced by the substantial investment and high-calibre homes that now characterize this sought-after private lane.



The current accommodation is depicted on the attached floorplan and briefly comprises a spacious and welcoming entrance hallway, cloaks/W.C., lounge, sitting room, dining room, large conservatory, kitchen, two bedrooms, and a bathroom. A ladder staircase leads up to two loft rooms. The accommodation also has the benefit of central heating and double glazing.

Externally, the bungalow sits centrally within its grounds, featuring wraparound gardens that ensure a sunny aspect is available throughout the day. A private driveway leads to a large garage with an attached covered decked area to the rear. In all, a rare opportunity to acquire a substantial plot in a prime location, ready for refurbishment or ripe for further development.



LOCATION



The property is situated along Mill Lane, within the Elloughton conservation area, one of the most highly regarded locations in the region. Elloughton is an established and highly sought-after, prestigious village, some 10 miles to the west of Hull. It offers an exceptional quality of life, and a lovely community atmosphere. Together with the neighbouring town of Brough, the area provides a secure and welcoming environment that remains one of the region's most desirable addresses catering for the needs of all.

The village offers a practical lifestyle with a range of local services designed for convenience. Residents enjoy the community feel of the local pubs, and the area is well-served by a variety of independent shops and facilities, supermarkets, and recreational opportunities.

Education is a significant draw for families, with the village being home to the well-regarded Elloughton Primary School. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College in nearby Melton. Furthermore, prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach, ensuring excellent educational choices for all age groups.

Elloughton provides superb regional connectivity, making it an ideal base for many. The village sits in a prime position for access to the A63, which connects directly to the M62 motorway network and Hull city centre. For rail travel, the nearby station at Brough provides regular services to Hull, Leeds, and London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 11 miles
- Beverley: Approx. 10 miles
- York: Approx. 29 miles
- Leeds: Approx. 49 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

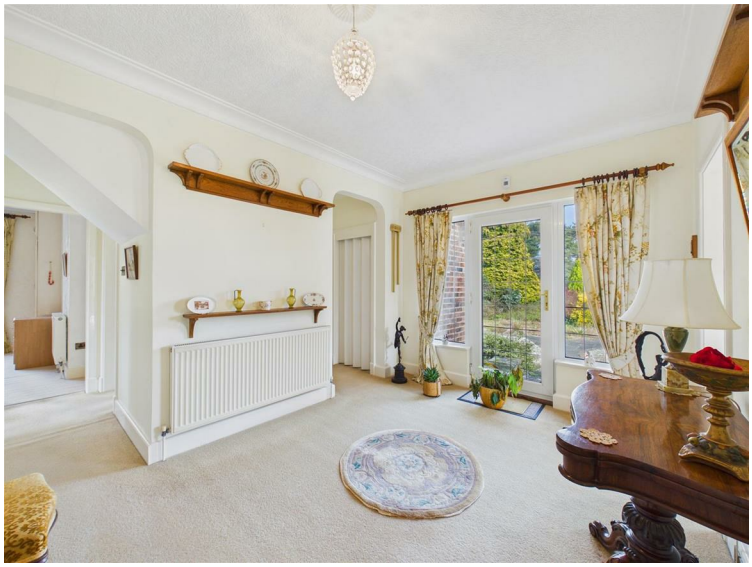
The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE RECEPTION

With door to open tread wooden staircase leading up to the loft rooms.





CLOAKS/W.C.

With low flush W.C. and wash hand basin.

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LOUNGE

With feature fire surround with marble hearth and backplate housing an open fire. Window to the and door to the garden.





DINING ROOM

With window to the south elevation.



SITTING ROOM

With window to the rear elevation.



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KITCHEN

With fitted units, sink and drainer with mixer tap, oven and hob with filter above. External access door to rear.



CONSERVATORY

Large conservatory enjoying a southerly aspect.



BEDROOM 1

With built in wardrobe and decorative fireplace. Window to the front elevation.





BEDROOM 2

With built in wardrobes and window to the side elevation.



BATHROOM

With suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. Window to rear.



FIRST FLOOR

LANDING AREA

With storage cupboard.

LOFT ROOM 1

Window to the front elevation.



LOFT ROOM 2

Velux window to the rear.



OUTSIDE

The property occupies an impressive plot of approximately one-third of an acre, with the bungalow positioned centrally to create a sense of space and privacy on all sides. This unique layout provides wraparound gardens that ensure a sunny aspect is available throughout the day.

To the east elevation (the front of the bungalow) is an ornamental garden, finished with paving and circular gravelled areas. The south elevation features a well-tended lawned garden bordered by mature shrubs, while a rockery provides a further point of interest to the rear. A private driveway provides off-road parking and leads to a large detached garage, which also benefits from an attached covered decked area to the rear—an ideal space for sheltered outdoor seating or storage.













REAR VIEW



HEATING

The property has the benefit of central heating and electric wall heaters on the first floor.

GLAZING

The property has the benefit of double 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 G. 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, such as floor coverings, curtains and light fittings. 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.

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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 any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales 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 often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

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.


Petuaria Wy
Cave Rd
Ellerker
Brantingham
WELTON WOLD
Wauldby Rd
Petuaria Wy
Stockbridge
Elloughton
Cave Rd
Welton
Brough
Petuaria Wy
Melton
Humber
Google
Map data ©2026 Google



Approximate total area(1)

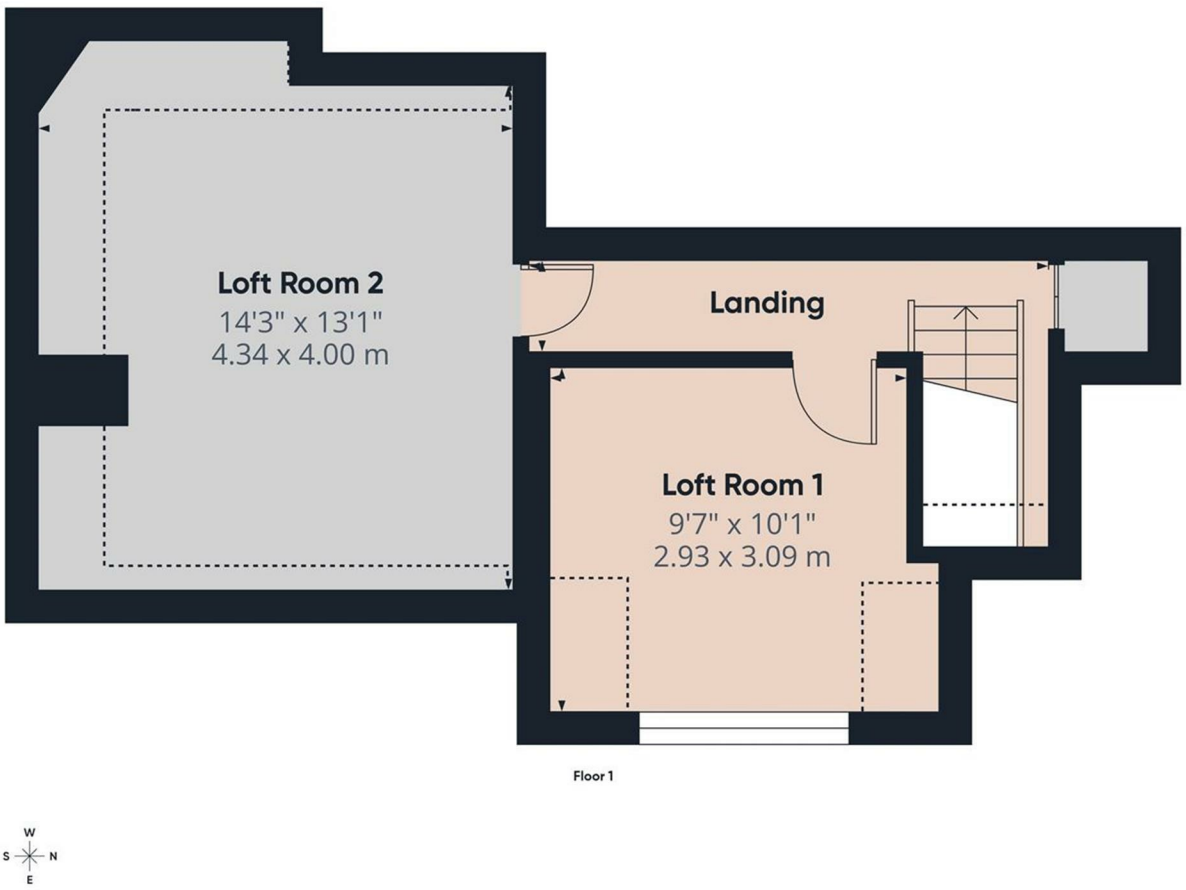
1725 ft²

160.2 m²

(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



Approximate total area(1)
343 ft²
31.8 m²

Reduced headroom
69 ft²
6.4 m²

(1) Excluding balconies and terraces

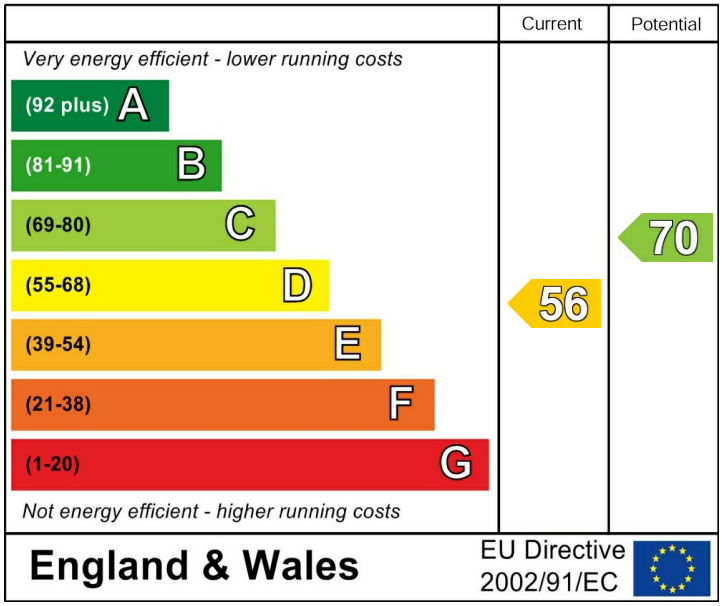
Reduced headroom
..... Below 5 ft/1.5 m

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

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

