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Limb
MOVING HOME

Bear Cottage, 63 Swanland Hill, North Ferriby, East Yorkshire, HU14 3JL

- Substantial Semi-Detached
- Fabulous Humber Views
- 3 Stylish Bathrooms
- Council Tax Band = E
- 3 Reception Rooms
- Elevated position
- Extensive Parking & Garage
- Freehold / EPC = E

£520,000

INTRODUCTION

This fine semi-detached home sits in a commanding position on Swanland Hill, boasting an unrivaled outlook across open fields to the Humber Bridge and the Lincolnshire Wolds beyond.

While the ground floor retains a classic, comfortable feel across its four versatile reception areas—including a lounge, dining room, breakfast kitchen, and a superb leisure room—the first floor has been transformed into a contemporary sanctuary. Here, the extensive sleeping quarters comprise four bedrooms complemented by three high-specification, stylish bathrooms, offering a genuine touch of modern luxury.

The exterior is equally impressive, featuring a long block set driveway for excellent parking and a split-level rear garden. With an artificial lawn for ease of maintenance and a substantial outbuilding ideal for a home office, this is an exceptional property designed to make the most of its prestigious, elevated setting. There is also an electric car charging point installed.

LOCATION

Situated off Swanland Hill, the property can be accessed by turning into Swanland Garth. Swanland Hill leads out of North Ferriby towards Swanland and provides some spectacular views across fields, the Humber Bridge and beyond. North Ferriby is one of the most distinguished villages in the East Riding, nestled on the northern bank of the Humber Estuary. It offers an exceptional quality of life, celebrated for its community spirit, surrounding landscapes, and stunning riverside views. Together with the nearby villages of Swanland and Melton, the area provides a highly desirable residential environment that perfectly balances a peaceful village lifestyle with immediate access to modern conveniences.

The local infrastructure is excellent, catering to both daily needs and leisure. The village heart features an impressive church and there are a variety of independent shops, a convenience store, and charming local cafés, alongside the popular Duke of Cumberland pub. Residents benefit from being just minutes away from more extensive amenities in nearby Hessle and Willerby, while the scenic riverside walkways and the village hall and local village social club offer fantastic opportunities for recreation and community engagement.

The village is home to the well-regarded North Ferriby Primary School, known for its strong community links. For secondary education, the village falls within the catchment for the well-regarded South Hunsley School and Sixth Form College, with prestigious independent options, including Hymers College, Tranby, and Pocklington School, also within easy reach.

North Ferriby provides superb regional connectivity, particularly for those who commute by rail or road. The village features its own railway station with regular services to Hull, Leeds, York, and Sheffield. For motorists, the A63 is immediately accessible, providing a direct link to Hull or the M62 corridor and the national motorway network, ensuring effortless travel across the region.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 8 miles
- Beverley (Historic Market Town): Approx. 11 miles
- York: Approx. 33 miles
- Leeds: Approx. 53 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

With staircase with glass and oak balustrade leading up to the first floor.

LOUNGE

With picture window to the front elevation, feature grand fire surround with cast fireplace and fitted drawers and shelving to the alcoves. Double doors open through to the dining room.

DINING ROOM

With double doors leading out to the rear garden.

BREAKFAST KITCHEN

Having a range of fitted base and wall mounted units with Quartz worktops, display cupboards, one and a half sink and drainer with mixer tap, range cooker with extractor hood above, integrated dishwasher, oak eating peninsular, tiling to the floor, double doors leading out to the rear garden.

UTILITY

With tiling to the floor, understairs cupboard with plumbing for automatic washing machine.

INNER LOBBY

With internal door through to garage and door to:

FAMILY/LEISURE ROOM

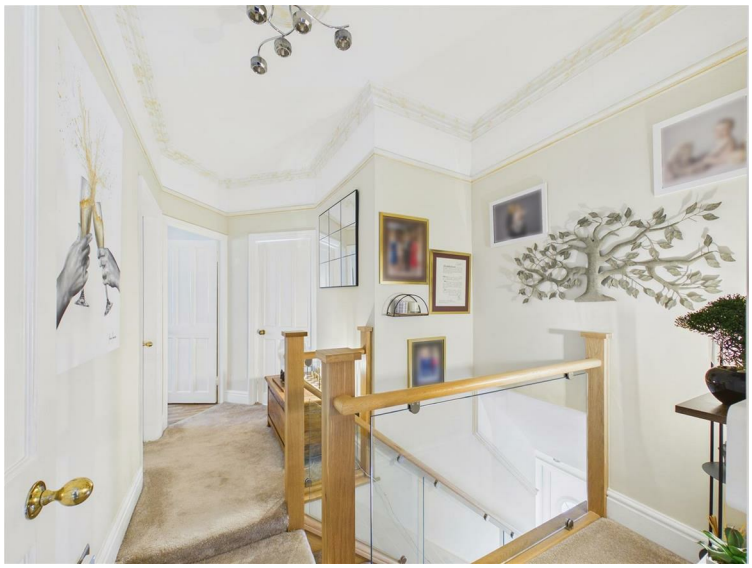
A super room ideal for many purposes. With recessed downlighers to the ceiling and double doors leading out to the rear garden.

W.C.

With low flush W.C. and vanity unit with wash hand basin.

FIRST FLOOR

LANDING



BEDROOM 1

14'9" x 19'11" approx (4.50m x 6.07m approx)
Super space with window to rear and Velux window to the side elevation.

WALK IN WARDROBE

Fitted with shelving and hanging rails.

EN-SUITE BATHROOM

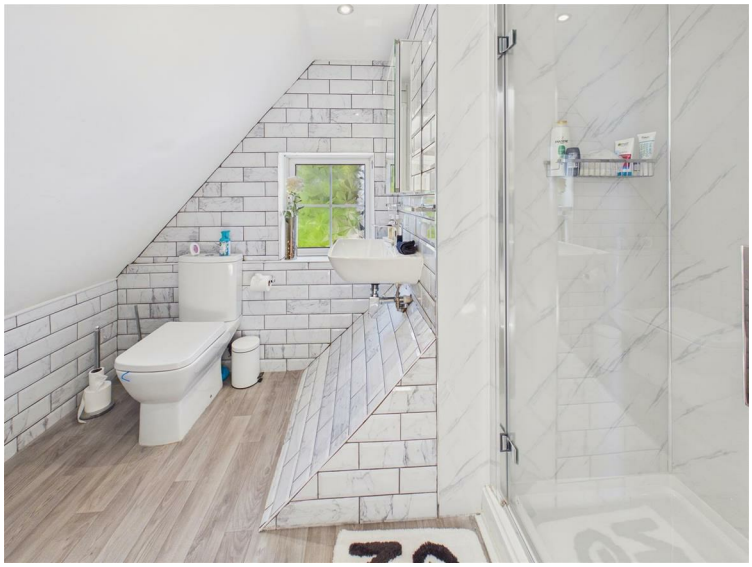
Luxurious suite comprising a bath with freestanding tap/shower attachment, walk in shower, wash hand basin and low flush W.C. Tiling to walls, Velux window to the front elevation.

BEDROOM 2

With built in wardrobe and window to the front elevation affording stunning views across the river Humber and beyond.

EN-SUITE SHOWER ROOM

Stylish suite comprising a shower enclsoure, wash hand basin and low flush W.C.



BEDROOM 3

With built in wardrobe and window to rear.

BEDROOM 4

With built in wardrobe and desk. Window to rear.

BATHROOM

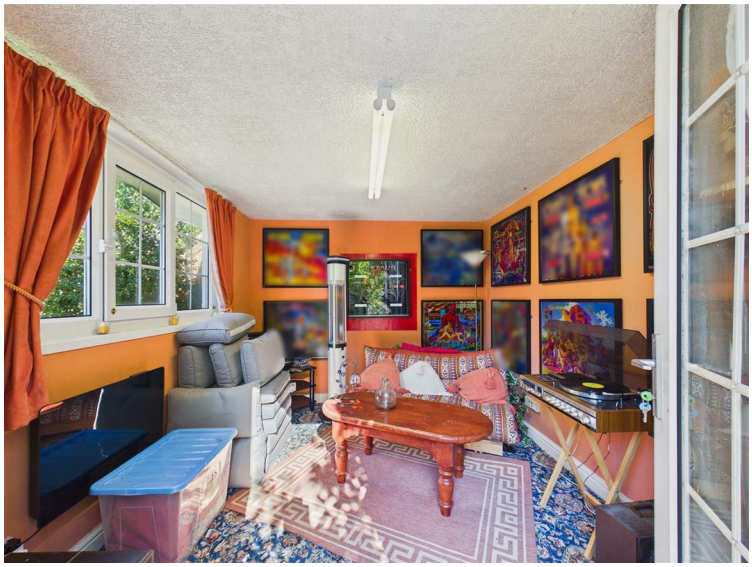
With luxurious suite comprising a bath with freestanding tap and shower attachment, shower enclosure, wash hand basin and low flush W.C.

OUTSIDE

The property is approached via an extensive block-set driveway, opening into a spacious forecourt flanked by a walled lawn and mature shrubbery. This provides ample private parking and leads to the garage (18'6" x 18'0" max), which features the convenience of an automated up-and-over door. There is also an electric car charging point installed. To the rear, the garden has been thoughtfully designed for ease of maintenance and outdoor living. A large paved patio offers an ideal space for entertaining, with steps rising to a tiered garden area featuring an artificial lawn and gravelled borders. Tucked into the corner is a substantial outbuilding; a versatile space that offers excellent potential as a dedicated home office or premium storage.

PATIO AREA

OUTBUILDING



FRONT VIEW

REAR VIEW

NIGHT SHOT

HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of uPVC 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 E. 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.

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.

NAEA National Association of
The Property Ombudsman
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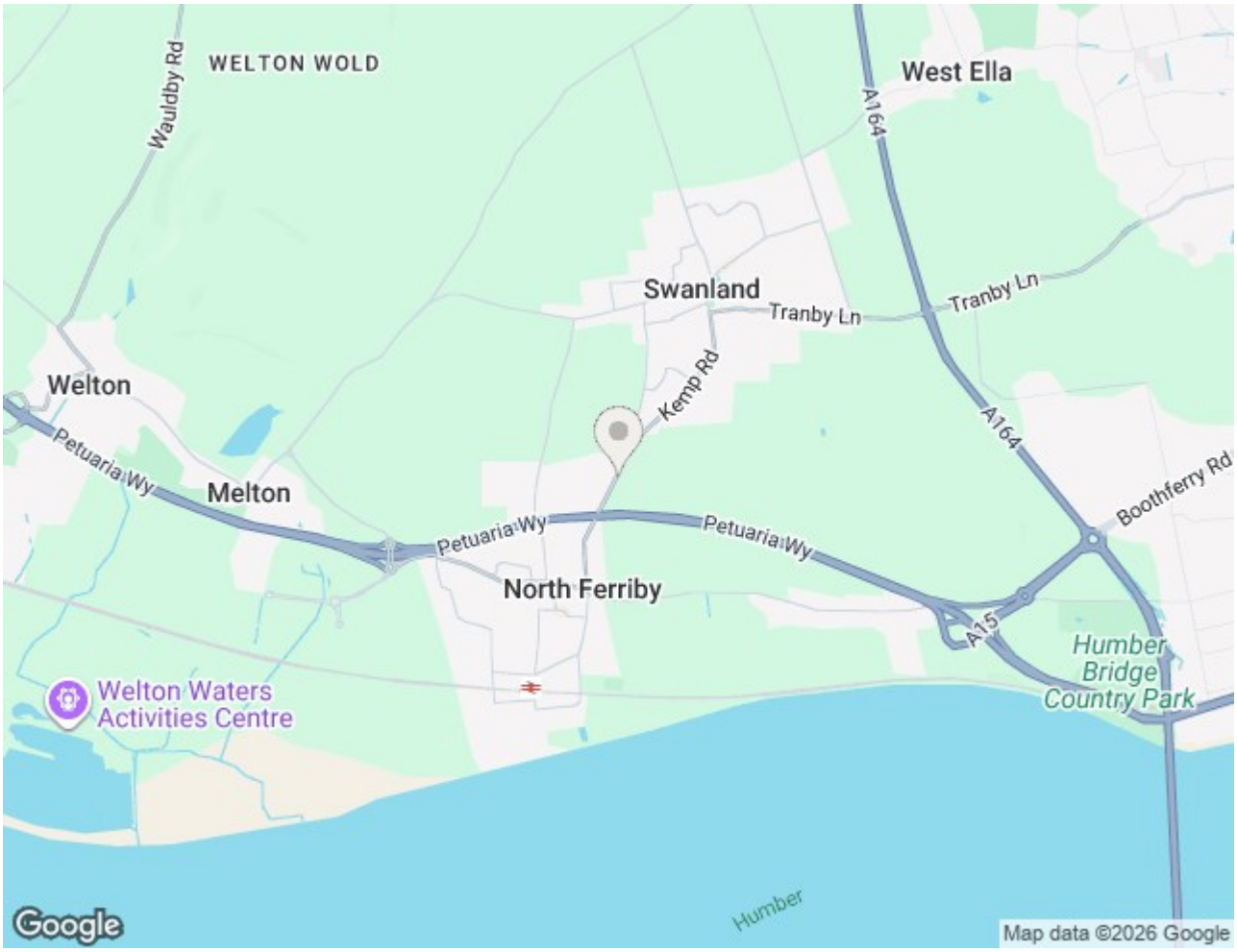

WELTON WOLD
Wauldby Rd
West Ella
A164
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
Welton
Petuaria Wy
Melton
A164
Boothferry Rd
Petuaria Wy
Petuaria Wy
North Ferriby
A15
Humber Bridge Country Park
Welton Waters Activities Centre
Humber
Google
Map data ©2026 Google

Approximate total area(1)
1204 ft²
111.8 m²

Reduced headroom
1 ft²
0.1 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.

GIRAFFE360

Approximate total area(1)

1008 ft²

93.8 m²

Reduced headroom

75 ft²

6.9 m²

(1) Excluding balconies and terraces

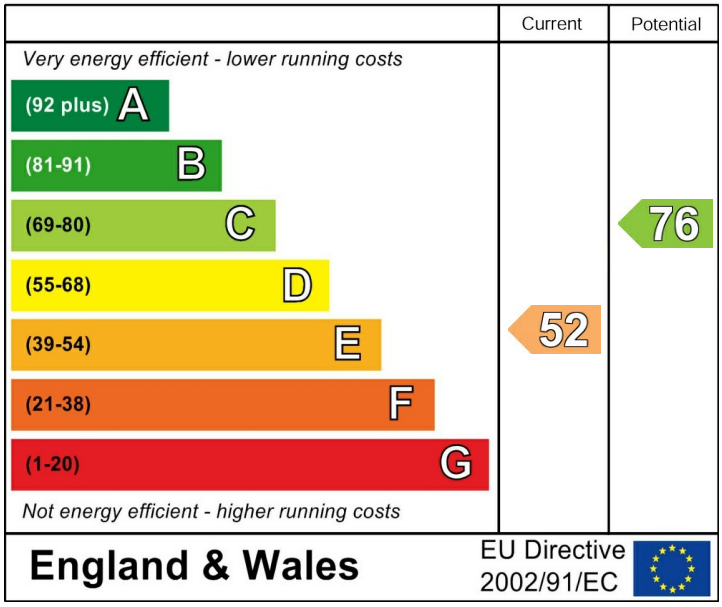
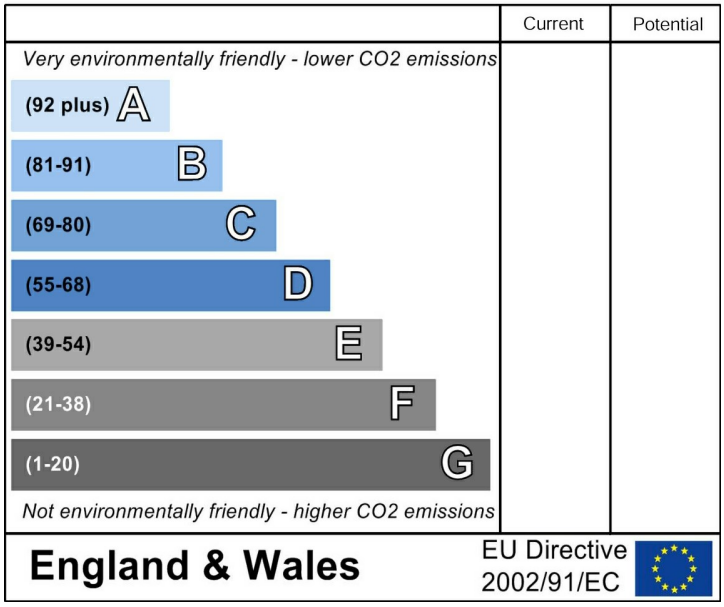
Reduced headroom

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.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating