CLUBLEYS

72, Church Street, South Cave, HU15 2EP
Guide Price £479,950

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ABOUT THE PROPERTY

Occupying one of South Cave's most sought-after positions, this individual detached home enjoys a mature and private setting adjoining the historic Cave Castle estate, with views towards the lake and surrounding woodland from both the living room and principal bedroom.

Offering generous accommodation, extensive parking, a detached double garage and beautifully established gardens, the property presents an exciting opportunity to acquire a home with significant potential in a truly special location.

The gardens are undoubtedly a standout feature. Wrapping around the property and enjoying a high degree of privacy, they provide a wonderful blend of lawned areas, patios and mature planting. A particularly enchanting section enjoys views towards the Cave Castle lake and surrounding grounds, where a graceful weeping willow, mature beech trees and established borders create a picturesque backdrop rich in wildlife and natural beauty. The outlook towards the lake and surrounding estate is rarely found within the village and contributes greatly to the property's appeal.

A second driveway provides independent access to the detached double garage, adding further practicality and flexibility to the overall plot.

Internally, the property offers four bedrooms and a versatile arrangement of living space, including a spacious dual-aspect living room with garden views and direct access outside. Whilst some buyers may choose to update certain aspects to suit modern tastes, the property offers an excellent opportunity to create a home tailored to individual requirements.

Properties offering this combination of privacy, mature gardens, lake views and direct proximity to the Cave Castle estate are seldom available. Offered for sale at Offers Over £500,000, we anticipate strong interest and recommend early enquiry and viewing.

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Estate Agents | Lettings Agents | Chartered Surveyors

CLUBLEYS

Tenure: Freehold
East Riding of Yorkshire
Band: G

THE ACCOMMODATION COMPRISES

COVERED ENTRANCE PORCH
Steps up leading to UPVC glazed entrance door.

ENTRANCE HALL
Spacious entrance hall with under stairs storage cupboard, radiator, ceiling light and stairs off to the first floor.

BEDROOM ONE (versatile use)
5.474 x 3.822 (17'11" x 12'6")
Generous sized bedroom with a bow window to the front elevation with radiator beneath. Feature picture window to the side elevation and a range of fitted built in furniture with vanity dressing area.

EN-SUITE
2.455 x 1.635 (8'0" x 5'4")
Suite comprising of a corner shower enclosure and low level WC. Tiling to the walls and floor, wet walling, radiator and glazed window to the front elevation.

KITCHEN
4.640 x 2.718 (15'2" x 8'11")
A generous in size kitchen with a good range of base, wall, floor, built in wine rack and drawer units, contrasting wood effect worktops with upstands and tiled splashbacks. Kick space vented heating and a range of integrated appliances which include Neff electric oven & microwave, fridge/freezer and dishwasher, four ring electric hob with a concealed extractor fan over. One and a half bowl single drainer sink unit, breakfast bar and wall mounted display unit. Tiled flooring, window to the rear and recess spotlights. Door off into the rear lobby.

UTILITY AREA
Space for washing machine and tumble dryer, fitted with a range of base, floor, wall and drawer units and double drainer stainless steel sink unit. Radiator.

DINING AREA/LIVING ROOM
7.034 x 3.818 (23'0" x 12'6")
A fabulous space with ample room for dining table and chairs, incorporating a comfortable living space through the archway. The living room has rear patio doors off opening into the beautiful landscaped garden area, with a window to the front elevation, display units and radiator. With views across the grounds of Cave Castle and its lake creating a wonderful leafy backdrop.

SITTING ROOM
3.76m x 3.63m (12'4" x 11'11")
A cosy room to the front elevation, feature fireplace with marble effect surround, inset and hearth housing electric fire, with wall lights to either side of the chimney breast and a range of built in furniture. Radiator.

FIRST FLOOR

LANDING
3.621 x 3.462 (11'10" x 11'4")
Loft hatch, ceiling light, wooden storage cabinets and radiator.

MASTER BEDROOM
5.052 x 3.024 (16'6" x 9'11")
A large king sized room with window to the rear elevation and a range of built in furniture. With stunning views across the grounds of Cave Castle and lake.

DRESSING ROOM
5.185 x 2.556 (17'0" x 8'4")
With a range of fitted furniture and drawers. Radiator and window to the side elevation.

BEDROOM TWO
3.77 x 4.38 (12'4" x 14'4")
With built in storage cupboard. Radiator. Window to the front and side elevation.

BEDROOM THREE/OFFICE
3.76 x 3.86 (12'4" x 12'7")
With built in wardrobes and office desk providing versatile use. Window to the front elevation.

BATHROOM
2.645 x 2.151 (8'8" x 7'0")
Suite comprising of panelled bath with mixer tap and handheld shower attachment, low level WC, vanity sink unit, separate shower enclosure with rainfall shower and handheld shower attachment. Chrome ladder radiator, tiled walls and vinyl flooring. Window to the rear elevation.

OUTSIDE (Front & Rear)
To the front of the property wrought iron gates lead to a sizeable block paved driveway with ample parking for multiple vehicles and gives access to both the left and right sides of the property. Mainly laid to lawn to either side with a beautiful array of mature trees, shrubs and flowers. To the rear of the property there is a beautiful, picturesque landscaped wrap around garden. Detached brick garage with access via a timber gate and an outside shed with a further concrete driveway area. A pathway with steps leads to a hidden secret garden where you will discover a beautiful weeping willow tree, beech trees, flower and hedge borders with an array of mature shrubs and greenery. Timber boundary fencing, and a further separate paved patio area.

ADDITIONAL INFORMATION
Please Note: Buyers should note that several trees within the grounds are protected by Tree Preservation Orders, helping to preserve the character, beauty and tranquillity of this exceptional setting.

*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES
Mains drainage, electricity & gas are connected to the property.

APPLIANCES
No appliances have been tested by the agents.

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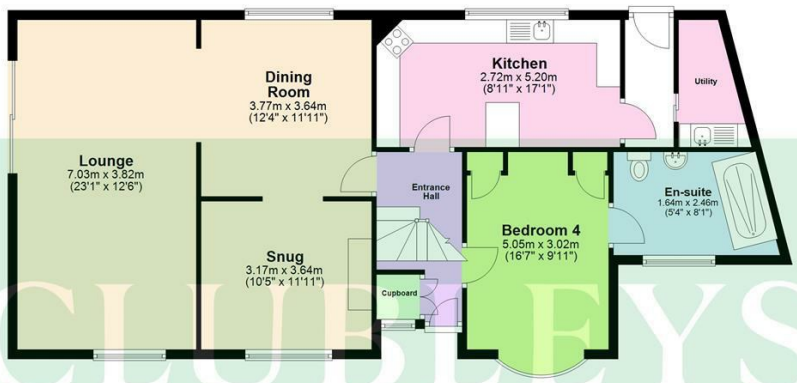
Ground Floor



First Floor

Total area: approx. 194.8 sq. metres (2096.7 sq. feet)

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

AGENTS NOTES
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.

CLUBLEYS

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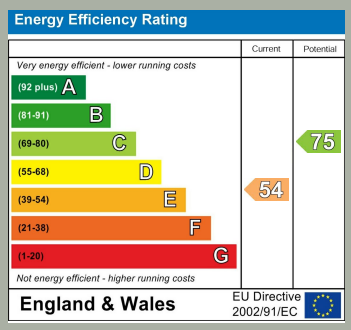

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.