Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME

19 The Tofts, South Cave, East Yorkshire, HU15 2GZ

- No Onward Chain
- High Specification
- Four Double Bedrooms
- Council Tax Band = F
- Open Plan Living Kitchen
- Three Bath/Shower Rooms
- Gardens, Drive & Garage
- Freehold / EPC = B

£515,000

INTRODUCTION

Offered to the market with no onward chain, this beautifully appointed detached family home was constructed to a high specification in 2023 by the well-regarded local builder Toft Developments. Thoughtfully designed to meet the demands of modern family living, the property is centred around a superb open plan living kitchen, where two sets of sliding doors open onto the rear garden, filling the room with natural light and creating a wonderful space for everyday family life and entertaining.

The accommodation briefly comprises an inviting entrance hallway featuring oak flooring and a contemporary oak and glass balustrade, a spacious lounge, cloakroom/W.C., utility room and the impressive open plan living kitchen. To the first floor are four generous double bedrooms, two of which benefit from stylish en-suite shower rooms, together with a beautifully appointed family bathroom.

Outside, a lawned garden extends to the front, while a driveway provides off-street parking up to the single integral garage. The enclosed rear garden is mainly laid to lawn and features a patio seating area, providing an ideal space for outdoor dining and entertaining.

LOCATION

The Tofts is situated off Bacchus Lane which runs off Brough Road, South Cave. South Cave is a delightful village nestled at the foot of the Yorkshire Wolds, offering an exceptional quality of life defined by its rich history and many beautiful homes together with its own vineyard. Its charming limestone buildings and the grand backdrop of Cave Castle, makes the village one of the most desirable locations in the East Riding – being the perfect retreat for those seeking a country lifestyle with excellent amenities and great connectivity.

The Market Place is home to independent shops, and essential services, alongside inviting local pubs and restaurants. For recreation, South Cave has it all with the Cave Castle Hotel and Country Club providing an 18-hole golf course, fitness suite, and spa facilities set within magnificent grounds. In addition to that there is a sports centre, tennis and bowls clubs and many sports/community clubs are prevalent.

The village is ideal for families and is home to the highly regarded South Cave Primary School, which sits at the heart of the community. 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.

South Cave provides superb regional connectivity, uniquely positioned for travel across the North of England. The village sits just off the A63, providing a direct link to the M62 corridor, Hull city centre, and the national motorway network. For rail travel, the nearby station at Brough offers regular services to Leeds, Manchester, and London King's Cross, making it an ideal base for commuters.

As a prominent village on the Yorkshire Wolds Way, South Cave is a haven for outdoor enthusiasts, offering miles of scenic walking and cycling trails, encapsulating the very best of East Yorkshire life. In addition to which there is a sports centre, tennis and bowls club and sports/country clubs are prevalent.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 13 miles
- Beverley (Historic Market Town): Approx. 10 miles
- York: Approx. 28 miles
- Leeds: Approx. 50 miles

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

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

CLOAKS/W.C.

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

LOUNGE

Spacious living space with bay window to the front elevation and oak flooring.

OPEN PLAN LIVING KITCHEN

A superb open plan living kitchen extending across the full width of the property, creating a wonderful space for modern family living and entertaining. Two sets of sliding doors open onto the rear garden, allowing an abundance of natural light to flood the room. There is ample space for both dining and relaxed seating, while large porcelain tiled flooring extends throughout.

A door provides convenient access to the integral garage.

KITCHEN AREA

The contemporary kitchen has been thoughtfully designed with an extensive range of sleek handleless units, complemented by 30mm Quartz worksurfaces, matching upstands and a central island incorporating a breakfast bar together with an undermounted one-and-a-half bowl composite stone sink and stainless steel mixer tap. A comprehensive range of integrated appliances includes Siemens/Bosch double ovens, an induction hob with contemporary stainless steel extractor above, full-height larder fridge, full-height larder freezer and an integrated Bosch/Neff dishwasher. LED lighting beneath the wall units provides subtle illumination to the worksurfaces, completing this beautifully appointed kitchen.

LIVING/DINING AREA

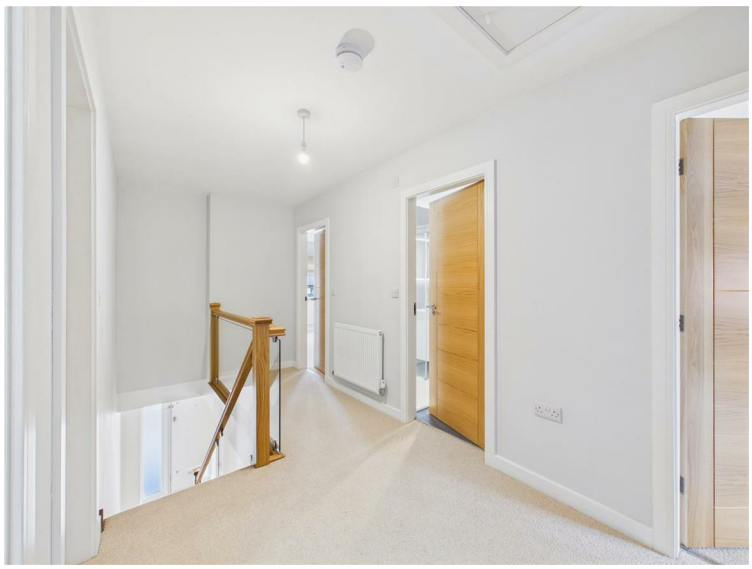
UTILITY ROOM

Having a range of fitted units and worksurfaces plus there is plumbing for a washing machine and space for dryer.

FIRST FLOOR

LANDING

Spacious landing area with oak and glass balustrade.

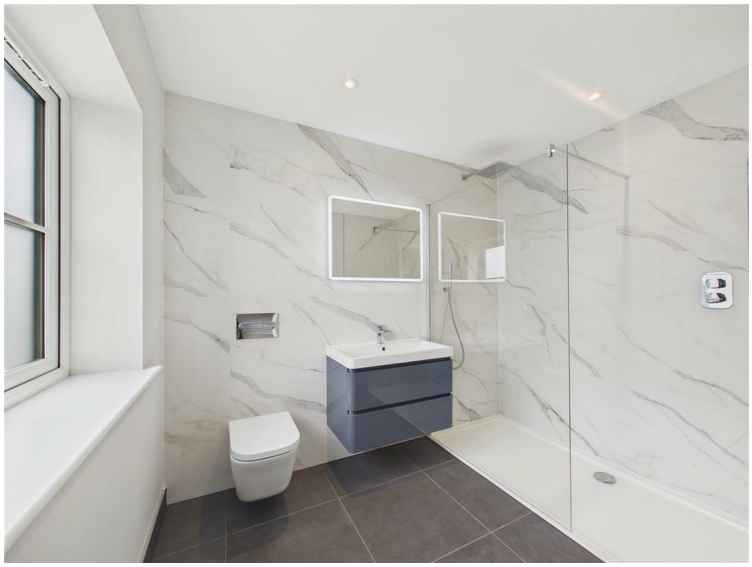


BEDROOM 1

With window to the rear elevataion.

EN-SUITE SHOWER ROOM

Beautifully appointed with large-format marble-effect wall tiling and a contemporary suite comprising a wall-mounted W.C., floating vanity unit incorporating a wash hand basin with drawer beneath and illuminated mirrored cabinet above. A spacious walk-in shower features a glazed screen together with rainhead and handheld shower attachments.

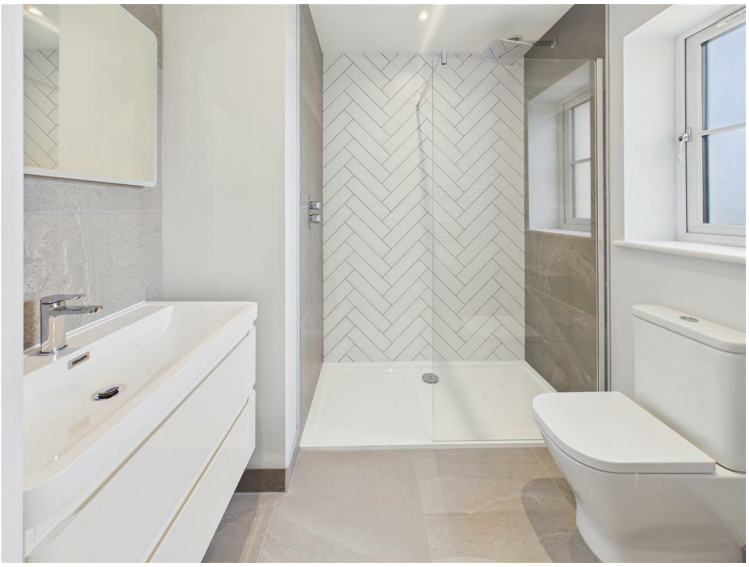


BEDROOM 2

Window to the front elevation.

EN-SUITE SHOWER ROOM

Beautifully appointed with contemporary tiling incorporating an attractive herringbone feature wall. The suite comprises a low flush W.C., floating vanity unit with wash hand basin and drawers beneath, together with an illuminated mirror above. A walk-in shower with glazed screen completes the suite.



BEDROOM 3

Window to rear.

BEDROOM 4

Window to the front elevation.

BATHROOM

A beautifully appointed family bathroom featuring large-format contemporary tiling and a stylish suite comprising a freestanding bath, wall-mounted W.C., floating vanity unit incorporating a wash hand basin with drawers beneath and an illuminated mirror above. A spacious walk-in shower with glazed screen completes the suite.

OUTSIDE

A lawned garden extends to the front of the property, while a block-set driveway provides off-street parking and leads to the integral garage. There is parking for one car within the garage. The enclosed rear garden enjoys an extensive paved patio, ideal for outdoor dining and entertaining, with a lawn beyond and fencing to the perimeter.

HEATING

The property has the benefit of gas central heating with thermostatic underfloor heating to the ground floor.

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 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, 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.

Drewton
North Cave Wetlands
North Cave
Everthorpe
Station Rd
Beverley Rd
Beverley Rd
Sand Ln
Ferry Rd
Petuaria Wy
Ellerker
Brantingham
Google
Map data ©2026

Approximate total area(1)
975 ft²
90.6 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)
910 ft²
84.5 m²

Reduced headroom
15 ft²
1.4 m²

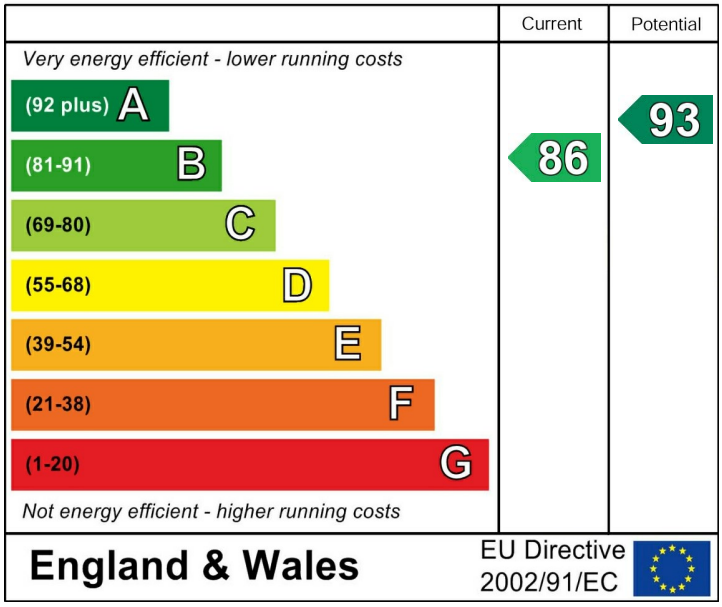
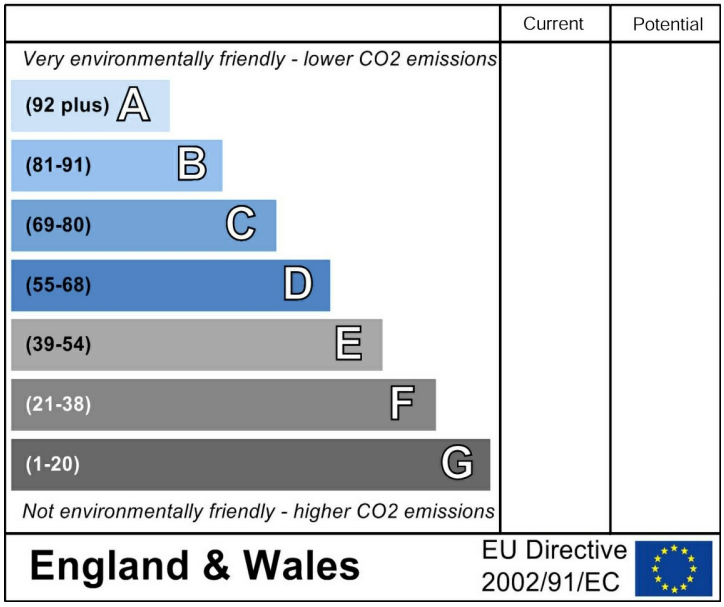
(1) Excluding balconies and terraces

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.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating