



**Harthill House, 45
Church Street | North Cave | HU15 2LJ**

£650,000

Harthill House, 45 Church Street, North Cave

This substantial detached residence offers approaching 2,500 sq ft of impeccably presented accommodation, having been significantly enhanced and remodelled in recent years to create a simply stunning and highly versatile home. A welcoming entrance hall sets the tone, complemented by a luxurious cloakroom/WC, while the true hub of the property is the impressive dining kitchen positioned to the rear, featuring a bespoke fitted kitchen with a large island and elegant quartz worksurfaces. The ground floor also boasts a beautifully styled formal living room with decorative panelling and a AGA multi fuel stove, a triple-aspect elegant lounge with its own AGA multi fuel stove, and a further versatile reception room suitable for a variety of uses. A practical boot room provides access to the rear garden and offers excellent additional storage.

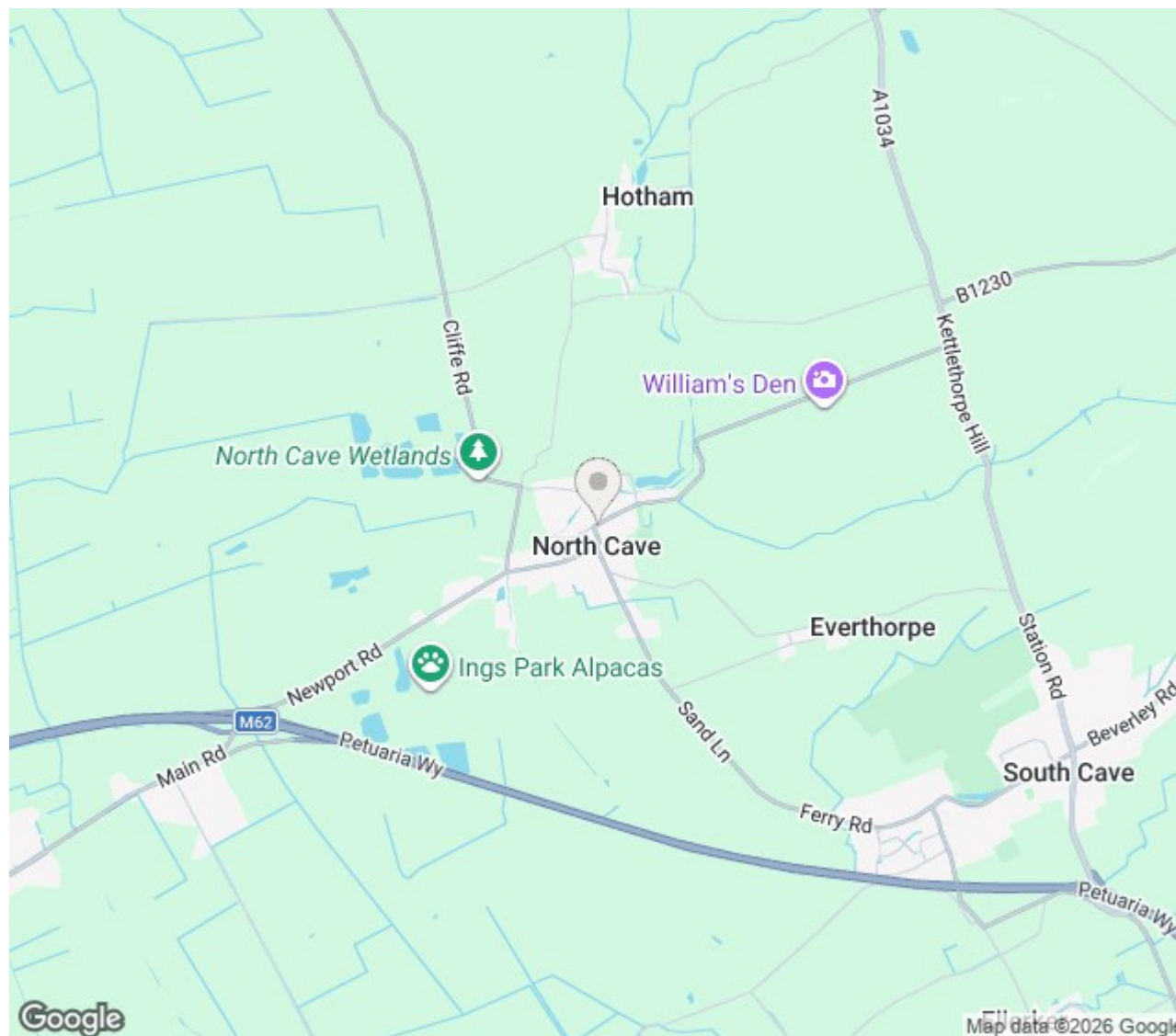
To the first floor are five generously proportioned and superbly appointed bedrooms, including a spacious principal bedroom with a walk-in wardrobe and a lavishly appointed en-suite, complemented by a luxurious family bathroom, all fitted with high quality Villeroy & Boch sanitaryware.

Externally, the property enjoys an attractive landscaped rear garden featuring a timber summerhouse with power and lighting, along with a driveway providing ample parking and access to a double garage, completing this exceptional family home.



Key Features

- Substantial Detached Residence
- Beautifully Presented Throughout
- 5 Generous Bedrooms
- 3 Versatile Reception Rooms
- Impressive Dining Kitchen With Island & Quartz Worksurfaces
- Luxurious Family Bathroom & En-Suite
- Driveway & Double Garage
- EPC = TBC
- Council Tax = F



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



ACCOMMODATION

This spacious property is arranged over two floors which are approaching 2500 ft2 and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door, the welcoming hallway features decorative wall panelling, oak herringbone flooring and an oak balustrade staircase leading to the first floor.

CLOAKROOM/WC

The well appointed cloakroom features a countertop Villeroy & Boch washbasin and a Villeroy & Boch concealed cistern WC. There is honed marble splashback wall tiling and floor tiling with electric underfloor heating.

DINING KITCHEN

Opening from the entrance hall through to a superb dining kitchen which is the hub of this fantastic home. A bespoke fitted kitchen comprises a comprehensive range of wall and base units which are mounted with Quartz worksurfaces and matching upstands. There is a central island in a contrasting midnight blue with a matching granite worksurface and breakfast bar, recessed sink unit with a Franke instant hot water tap and moulded drainer. A host of integral appliances include a range cooker beneath a concealed extractor hood with antiqued mirrored splashback, fridge, freezer, dishwasher and wine cooler. To one corner of the kitchen there is a seating area pleasantly positioned beneath a window to the rear. To the opposite end of the kitchen there is space for a dining table and chairs, there is a continuation of the oak herringbone flooring throughout and French doors open to the side of the property.

LIVING ROOM

An attractive reception room with part panelled walls, providing a dual aspect with a window to the front and rear elevation and a continuation of the oak herringbone flooring. The focal point to the room is a fabulous AGA multi fuel stove which is set beneath a timber mantle.

BOOT ROOM

Allowing access from the rear of the property, there are a range of fitted units which provide an ideal storage solution for coats and shoes, whilst also having both plumbing and electric points within making it possible for both an Automatic Washing Machine and a Tumble Dryer to be housed within. In addition there is a fitted bench and a continuation of the oak herringbone flooring.

LOUNGE

An elegant space with decorative part wall panelling, a large picture window to the rear and further windows to the front and side elevations. There is a continuation of the oak herringbone flooring, a pleasant window seat with storage beneath and the focal point of the room being a recessed AGA multi fuel stove beneath a timber mantle.

PLAYROOM

A versatile front-facing reception room featuring decorative wall panelling. The space lends itself to a variety of uses, currently arranged as a playroom but equally suited to a home office. A window to the front elevation is complemented by a continuation of the oak herringbone flooring.

FIRST FLOOR

LANDING

A spacious landing which provides access to the accommodation at first floor level. There is a built-in cupboard and a window to the front elevation.

BEDROOM 1

A generously proportioned principal bedroom offering ample space for a wide range of bedroom furniture, enhanced by decorative wall panelling. The room benefits from windows to two aspects, and there is access to a walk-in wardrobe.

EN-SUITE

The luxuriously appointed en-suite is fitted with a stylish three-piece suite comprising a Villeroy & Boch countertop wash basin, concealed cistern WC, and a spacious walk-in shower cubicle with a 'rainfall' thermostatic shower. The space is beautifully finished with honed marble splashback wall tiling and matching floor tiling which benefits from electric underfloor heating, complemented by a heated towel rail and a window to the side elevation.

BEDROOM 2

A spacious dual aspect double bedroom with windows to the front and rear elevations.

BEDROOM 3

A double bedroom positioned to the front of the property, having half height decorative wall panelling and a window to the front elevation.

BEDROOM 4

A further double bedroom with half height decorative panelling and a window to the front elevation.

BEDROOM 5/OFFICE

The fifth bedroom is currently utilised as a home office and features fitted wardrobes, half wood flooring, and a window to the rear.

BATHROOM

A lavishly appointed family bathroom fitted with high-quality Villeroy & Boch sanitaryware, comprising a stylish countertop wash basin with fixed cabinet below, concealed cistern WC, and a panelled bath featuring a remote-operated 'rainfall' shower with glazed screen and tiling. The room is further enhanced by coordinating honed marble splashback wall tiling and matching floor tiling with electric underfloor heating, along with a heated towel rail and a window to the rear.











OUTSIDE

To the front of the property there is a small forecourt area with a footpath beneath a timber storm porch which leads to the entrance door. A stone wall runs the kerbside boundary. The rear garden has been delightfully landscaped with a block paved patio adjoining the property with a timber storm porch providing access to the boot room. A shaped lawn with raised sleeper beds continue to the rear boundary and to one corner of the garden there is an insulated timber summerhouse which is installed with light, power and double glazing.

DRIVEWAY & DOUBLE GARAGE

A block paved driveway leads through timber gates to a double garage. The garage is installed with an automated shutter door, light and power.

GENERAL INFORMATION.

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS.

Strictly by appointment with the sole agents.

AML

By Law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

PHOTOGRAPH DISCLAIMER

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

MORTGAGES.

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

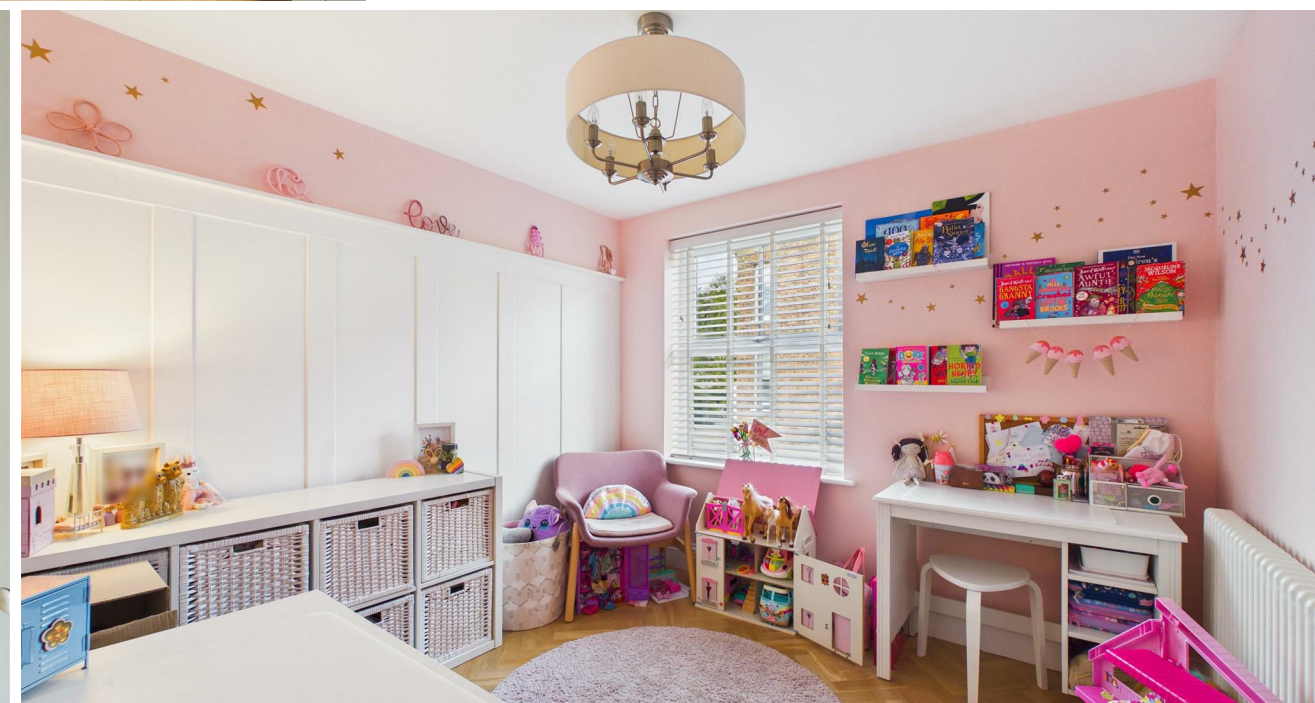
AGENT NOTES.

Philip Bannister & Co.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 Philip Bannister & Co.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.

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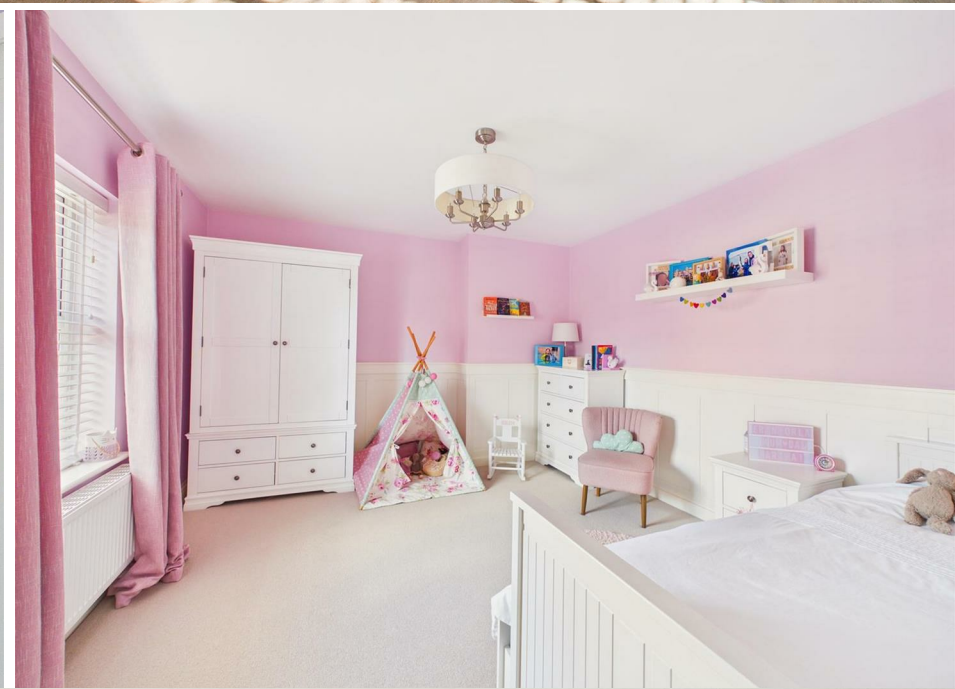
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100























Ground Floor

First Floor

Approximate total area⁽¹⁾

2446 ft²

Reduced headroom

15 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft

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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