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**Limb**  
MOVING HOME



*27 Old Village Road, Little Weighton, East Yorkshire, HU20 3US*

- 📍 Superb Period Property
- 📍 Fully Renovated Throughout
- 📍 Stunning Inglenook Fireplace
- 📍 Council Tax Band = E
- 📍 Howdens Kitchen
- 📍 Large Landscaped Gardens
- 📍 Extensive Parking & Carport
- 📍 Freehold / EPC = TBC

**£545,000**

## INTRODUCTION

Believed to date back to the late 1700s, this extraordinary period cottage has been a cornerstone of the village for centuries. Having served as individual cottages and local shops throughout its storied past, the property has undergone a comprehensive and sympathetic renovation to an exceptional standard. A standout feature of the interior is the preservation of the original 18th-century ceiling beams, which provide a timeless connection to the home's history. Every modern detail has been considered alongside these character features, from fundamental upgrades including full insulation, a complete re-wire, and a new energy-efficient combi boiler, to luxury finishes such as USB sockets, LED mood lighting, and high-quality flooring.

The interior seamlessly blends historic character with contemporary refinement. The ground floor features a striking split-level lounge anchored by an original log burner set within a meticulously restored brick and stone inglenook fireplace. Further reception space includes a snug with a cast iron open fire, a separate living room with French doors, and a bright conservatory which overlooks the gardens. At the heart of the home is a premium Howdens fitted kitchen equipped with NEFF appliances, supported by a practical utility room and a ground floor shower room.

On the first floor, the landing leads to four bedrooms, all served by a modern family bathroom fitted with an elegant Roca suite.

Occupying a prominent elevated position, the property continues to impress outside. The rear garden is a standout feature, arranged over several levels with an extensive lawn and a dedicated sun terrace. For the practicalities of modern life, there is extensive parking to the rear and a double car port. Unique additions include outdoor power sockets and a bespoke, heated, and waterproof "dog boudoir."

There is plenty of space here for a separate annexe to be constructed, obviously subject to appropriate permission being obtained!

Truly a unique home, viewing is essential to appreciate the craftsmanship on display.

## LOCATION

The property occupies an elevated position along Old Village Road in the heart of this popular village. Little Weighton is a hidden gem of the East Riding, nestled in an elevated position within the rolling landscape of the Yorkshire Wolds. As one of the more secluded villages in the region, characterised by its close-knit community, it provides a peaceful and secure residential setting that is highly prized by those seeking a rural retreat without feeling isolated from nearby hubs.

In the centre of the village is the popular Black Horse public house, a traditional village inn known for its warm welcome and local character. While the village preserves a tranquil pace, more extensive retail, and leisure facilities—including major supermarkets and independent shops—are easily accessible in the neighbouring villages of Cottingham and Willerby, which are just a short drive away.

The village is home to a highly regarded primary school and falls within the catchment for the well-respected Cottingham High School and Sixth Form College. Furthermore, additional independent schooling options are within easy reach, ensuring a high-quality educational journey for local students.

Little Weighton provides good regional connectivity for those who value a tranquil setting without sacrificing accessibility. The village is well-positioned for commuters, with easy access to the A164 to Beverley or Hessle and the A63/M62 corridor. For rail travel, the nearby station at Cottingham offers frequent services to Hull, Beverley, and York.

Accessibility to key destinations includes:

- Cottingham: Approx. 4 miles
- Beverley: Approx. 7 miles
- Hull City Centre: Approx. 9 miles
- York: Approx. 31 miles

Beyond the immediate vicinity, the village serves as a direct gateway to some of the most stunning walking and cycling trails in the county, including scenic routes through Nut Wood and Raywell. This blend of quintessential village charm and modern accessibility truly encapsulates the best of East Yorkshire life.

## ENTRANCE PORCH

With stable door to:

## ENTRANCE HALLWAY

With staircase leading to the first floor.

## LOUNGE

A split-level lounge anchored by an original log burner set within a meticulously restored inglenook fireplace comprising of original chalk and flint, complete with a solid wood "ships bow" mantle. Windows to the front elevation.



## INGLENOOK FIREPLACE



## SNUG

Featuring a cast iron open fire set within an exposed brick surround. Window to the front elevation.



## LIVING ROOM

With French doors to the rear elevation.



## CONSERVATORY

With original chalk wall and sun terrace with york stone step leading to the main street.



## KITCHEN

This Howdens kitchen features a range of fitted base and wall units with complementing worktops incorporating a ceramic sink and drainer, NEFF oven with hide and slide door, ceramic hob, fridge/freezer and dishwasher. Wall mounted TV point and sockets plus further sockets with USB points. Windows to the front and side. There is also ample space for dining/living.



## DINING AREA



## UTILITY ROOM

With fitted units, plumbing for a washing machine and external access door to rear.



*GROUND FLOOR SHOWER ROOM*

With Roca suite comprising a shower enclosure, wash hand basin and low flush W.C.



*FIRST FLOOR*

*LANDING*

## BEDROOM 1

With decorative fireplace and exposed brick chimney breast. Window to the front elevation.



## BEDROOM 2

With fitted wardrobes and drawers. Window to the front elevation.



## BEDROOM 3

With fitted wardrobe with mirrored sliding doors and deep drawer unit. Window to the front elevation.



## *BEDROOM 4*

With fitted wardrobe and storage cupboard. Access to loft. Window to the side.



## *BATHROOM*

With Roca suite comprising a free standing bath with shower attachment, wash hand basin and low flush W.C. Fitted cabinet, lit mirror and window to the side elevation.



## OUTSIDE

Occupying a prominent elevated position, the property offers gated side access leading to the rear. The gardens are a particular highlight, thoughtfully arranged over several levels with an extensive lawn and a dedicated sun terrace. Privacy is a key feature here, with the garden fully enclosed by fencing and bordered by adjacent woodland, providing a tranquil, natural backdrop.

Practicality is well-catered for with two double power sockets at the rear of the house, and a further two within the timber carport which also features floodlighting. Tucked away in the garden is a unique "dog boudoir"—a heated, waterproof, and secure space with a breathable window. To the rear, there is an access reached from Potterdale Drive via Owl Hill Lane that is shared with the neighbouring property. Timber gates open onto an extensive block-paved and concrete parking forecourt, providing ample off-street parking alongside the timber carport.





*PARKING FORECOURT & CARPORT*



*HEATING*

The property has the benefit of oil fired central heating.

*GLAZING*

The property has the benefit of uPVC double glazing throughout.

*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. 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*

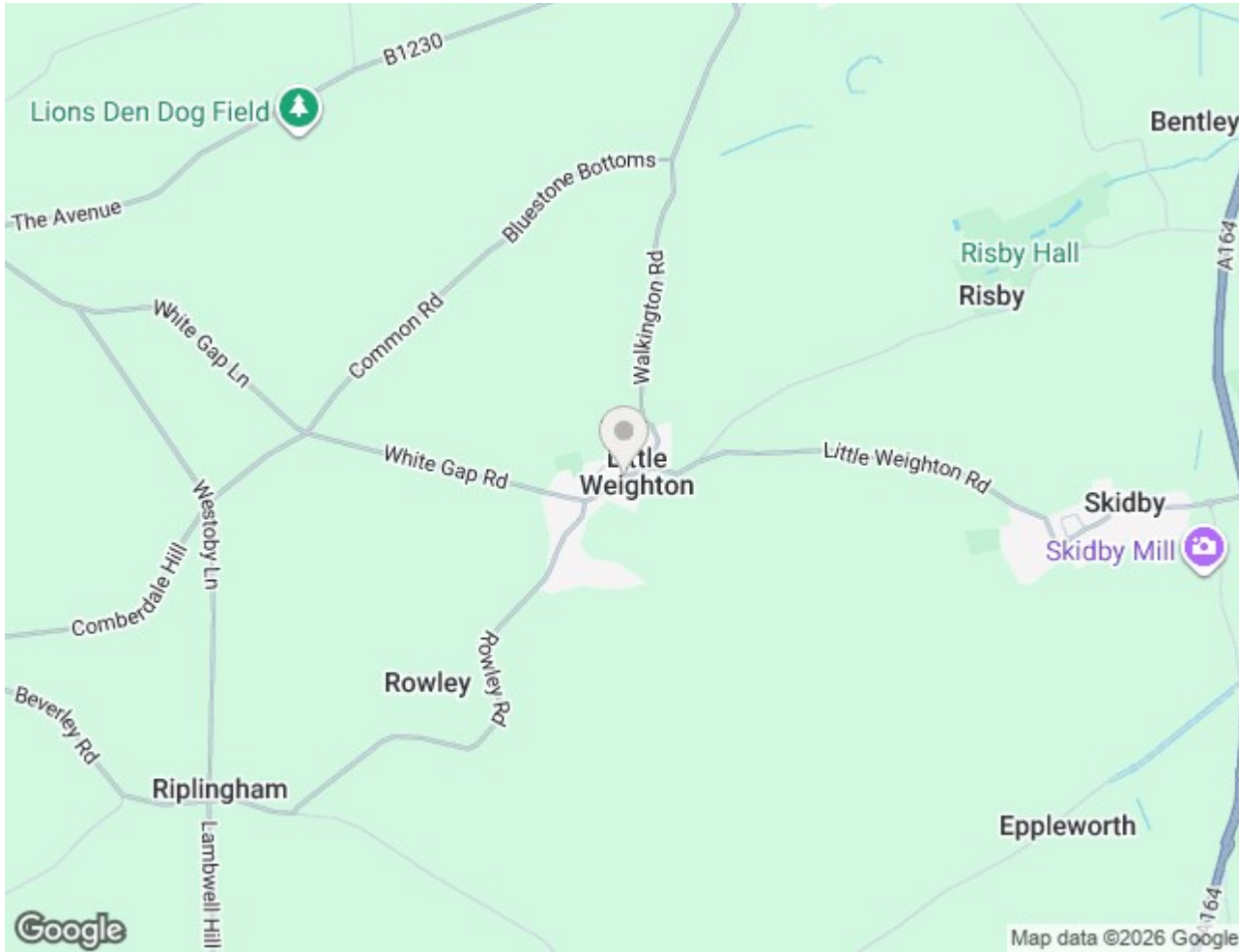
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents 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 Limb Estate Agents 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. These 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 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. AI may have also been used to enhance photography.


## *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.







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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	