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Limb
MOVING HOME

Amen Cottage, Church Lane, Ellerker, East Yorkshire, HU15 2DT

- Amazing Cottage
- Central Village Location
- Beautiful Gardens
- Council Tax Band = F
- 4/5 Bedrooms
- Double Garage
- Highly Desirable Location
- Freehold/EPC = E

£685,000

INTRODUCTION

This amazing detached cottage stands in the centre of this beautiful conservation village which lies at the foot of the Yorkshire Wolds. Bursting with charm and character, the property provides over 2,000sq.ft. of accommodation which is complimented by delightful south westerly facing gardens, plus a double garage. This fabulous home has been significantly enhanced and refurbished by the current owners at considerable expense and is presented in immaculate order ready for its next loving owner to move straight in. As depicted on the attached floorplan the accommodation comprises a series of two delightful reception rooms, beautiful dining kitchen, utility area, downstairs W.C. and a large boot room. There is a further reception room which is ideal as a downstairs bedroom as it has an en-suite shower room situated off. Upon the first floor are four bedrooms served by a contemporary en-suite to the main bedroom and a spacious family bathroom. Double glazed windows are installed and central heating is via an oil fired boiler to radiators. Amen cottage is a hidden gem and upon entering you cannot fail to be impressed by the delightful gardens which have a lawn which is framed by borders with an abundance of planting providing colour and many areas of interest. There are also extensive patio areas to enjoy the sun throughout the day. The property is delightfully tucked away in the centre of the village, access via a gravelled driveway leading from Main Street. Behind the property lies the historic and beautiful St Anne's Church and churchyard.

LOCATION

Ellerker lies approximately 14 miles to the west of Hull and is regarded as one of the area's most unspoilt villages being clustered around the green and running beck. The village is conveniently placed for travelling with immediate access available to the A63 leading into Hull city centre to the east and the M62 motorway network to the west with Leeds and York approximately 45 minutes driving distance away. The historic market town of Beverley lies nearby and the village of Brough, approximately 5 minutes driving time away, has an excellent range of shops and amenities plus its own mainline railway station providing a direct service to London Kings Cross. Ellerker lies at the foot of the Yorkshire wolds and is ideally placed for those with an interest in country pursuits, the area also affords a range of recreational facilities including the nearby Brough golf course.

ACCOMMODATION

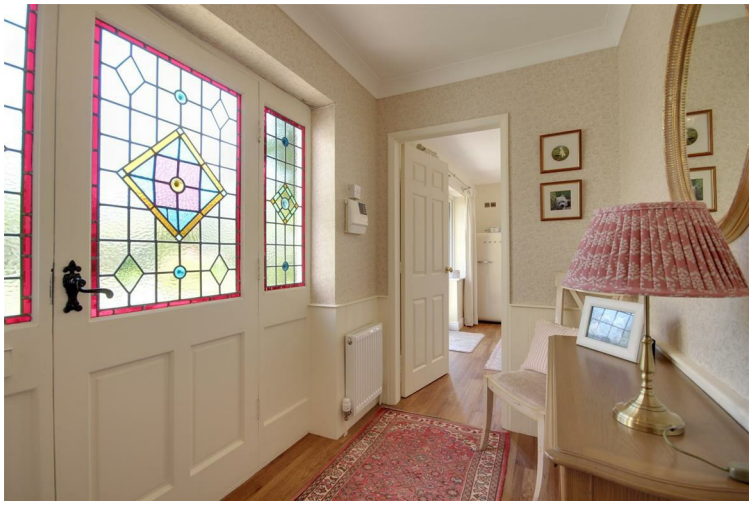
Residential entrance door to:

GROUND FLOOR

An attractive entrance door with beautiful leaded glazed insert and matching side windows to:

ENTRANCE HALL

A spacious entrance hall.



CLOAKS/W.C.

With low level W.C, and wash hand basin.

KITCHEN

13'8" x 13'1" approx (4.17m x 3.99m approx)
In an open plan style beyond to a utility area. There is an extensive range of recently installed neutral toned units with beautiful granite work surfaces. There is a space for a range cooker with extractor hood above, integrated freezer, integrated dishwasher, Belfast sink. Window to garden and double doors opening out to the terrace.

UTILITY AREA

With a continuation of the kitchen units, sink and plumbing for a washing machine.

BOOT ROOM

12'0" x 6'8" approx (3.66m x 2.03m approx)
A great space for storage and pets etc..

SITTING ROOM

13'8" x 13'0" approx (4.17m x 3.96m approx)
A delightful room with brick edged fire surround to chimney breast housing a log burner. Beams to ceiling, wood flooring, window overlooking the gardens with seat.

LOUNGE

19'6" x 13'9" approx (5.94m x 4.19m approx)
A stunning room with windows and double doors out to the garden.
There is a brick edges fire surround with timber lintel.

HALLWAY

With staircase leading up to the first floor and additional entrance to the property.

BEDROOM 5/STUDY

13'9" x 9'5" approx (4.19m x 2.87m approx)
With windows to two elevations which overlook the gardens. This room is ideal for a study, day room or a downstairs bedroom as it has an en-suite shower room off.

EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin and shower cubicle, heated towel rail, electric underfloor heating.

FIRST FLOOR

LANDING

With window overlooking the churchyard.

BEDROOM 1

13'9" x 13'6" approx (4.19m x 4.11m approx)
With window overlooking the gardens. Having a range of fitted wardrobes.

EN-SUITE SHOWER ROOM

Having a stylish and modern suite comprising shower area with rainhead and handheld shower system, low level W.C. and wash hand basin, tiling to the walls and floor.

BEDROOM 2

11'5" x 10'4" approx (3.48m x 3.15m approx)
Window overlooking the gardens, fitted wardrobe.

BEDROOM 3

13'3" x 10'4" approx (4.04m x 3.15m approx)
Window overlooking the gardens, fitted wardrobes running to one wall.

BEDROOM 4

14'1" x 7'9" approx (4.29m x 2.36m approx)
A stunning room with vaulted ceiling and exposed beams. Window overlooking St Anne's Church.

BATHROOM

10'4" x 7'5" approx (3.15m x 2.26m approx)
A spacious bathroom with suite comprising low level W.C., wash hand basin, panelled bath with shower over and screen, tiling to walls and floor, heated towel rail, electric underfloor heating.

OUTSIDE

The gardens are an absolute delight. The current owners have framed the lawn with an abundance of planting to create colour and many areas of interest. There are various seating areas and extensive patio areas which allow enjoyment of the sun throughout the day. A gravelled driveway provides access off Main Street and is understood to serve three other dwellings. Amen Cottage is situated at the end of the drive and upon entering has its own driveway providing parking and access to a double garage.

GARAGE

The garage measures approximately 17'0" x 23'7" (5.2m x 7.2m) externally.

HEATING

This property has the benefit of central heating via an oil boiler to radiators

GLAZING

The property has the benefit of double glazed windows.

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.

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.

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.

PROPERTY TO SELL?

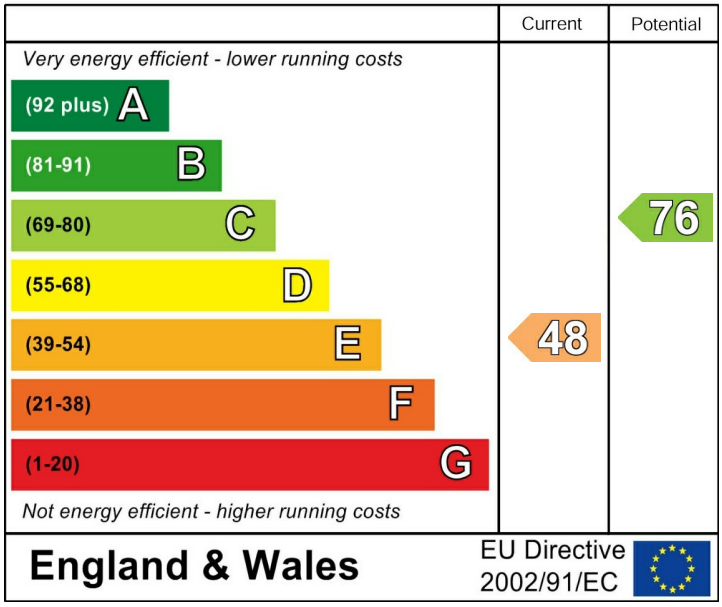
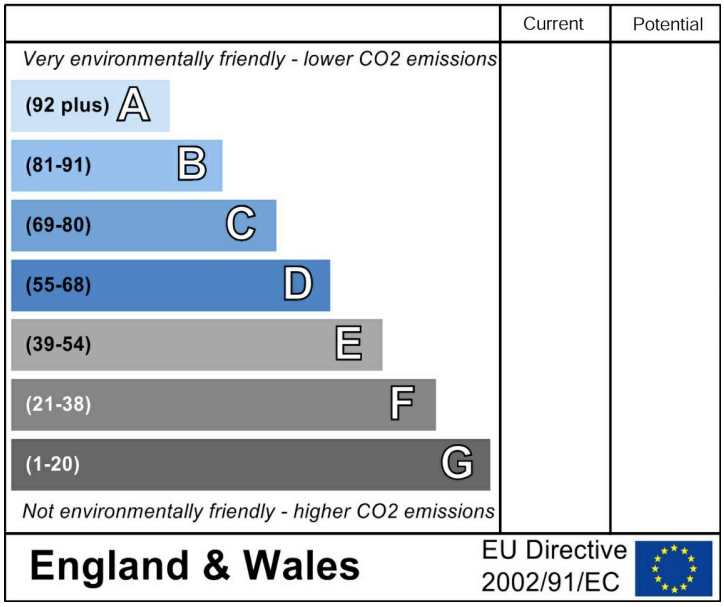
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

Everthorpe
Station Rd
Sand Ln
Beverley Rd
South Cave
Ferry Rd
Petuaria Wy
Cave Rd
Brantingham
Stockbridge Rd
Elloughton
Cave Rd
Crabley Creek
Brough
Google
Map data ©2026

Total area: approx. 181.3 sq. metres (1951.2 sq. feet)

Amen Cottage

Energy Efficiency Rating



Environmental Impact (CO_2) Rating