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**Limb**  
MOVING HOME



*1 Nordham, North Cave, East Yorkshire, HU15 2LT*

- 📍 Impressive Detached Residence
- 📍 3/4 Acre Grounds
- 📍 5 Beds / 4 Baths
- 📍 Council Tax Band = G
- 📍 Stunning Kitchen & Orangery
- 📍 Idyllic Location
- 📍 Extensive Drive & Double Garage
- 📍 Freehold / EPC = D

**£995,000**

## INTRODUCTION

Bordering a natural wetland and situated just across from the scenic Hotham Park, this discreetly positioned five-bedroom home combines immense privacy with architectural distinction. Occupying idyllic 3/4-acre grounds that features a fast-flowing chalk stream just beyond the boundary, this unique residence offers approximately 4,800 sq ft of living accommodation across two beautifully appointed floors.

From the two remarkably spacious entrance hallways, the ground floor opens into an extensive series of living areas. Central to the layout is the spectacular green oak garden room/orangerie, which serves as a magnificent family space with views over the landscape and leads directly from a substantial, high-specification living kitchen. This primary living zone is supported by a practical utility room and a further three reception rooms, including a large formal lounge, a separate sitting room, and a versatile study/playroom.

The first floor is equally grand, accommodating five bedrooms and four bathrooms, including a primary suite set within its own private wing. Outdoor living is celebrated on the elevated, south-west facing terrace, which extends across the rear of the house. There is also a walled garden area to the side. From here, steps lead down to substantial lawns and a wooded area at the foot of the garden. Approached via secure electric gates, with an integral double garage and extensive parking, this property is a rare "lifestyle" opportunity of truly unique character and grand design.

## LOCATION

North Cave is a charming and historic village in the East Riding of Yorkshire, within a landscape defined by its period properties and scenic surroundings. The village provides a perfect retreat for those seeking a slower pace of life while remaining exceptionally well-connected to the region's commercial hubs.

The area is home to essential amenities, including a local shop with a post office, and the White Hart pub. For nature enthusiasts, the award-winning North Cave Wetlands nature reserve is on the doorstep, while the nearby Williams' Den provides a unique, high-quality indoor and outdoor adventure park for children. Hotham park is located close by providing ample opportunities for recreation, and the landscaped Millennium Walk runs behind the house along the stream.

An excellent standard of education makes the village a perennial favourite for families. The village is home to North Cave Church of England Primary School, a well-regarded institution at the centre of the community. For secondary education, the village falls within the catchment for South Hunsley School and Sixth Form College in Melton, with further independent schooling options within easy reach, ensuring top-tier academic paths for all students.

North Cave provides superb regional connectivity, uniquely positioned for rapid access to the national road network. The village is situated a mile away from the A63/M62, providing a direct link to Hull, Leeds, and the wider motorway network. For rail travel, nearby Brough station offers regular regional services and direct high-speed links to London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 15 miles
- Beverley: Approx. 11 miles
- York: Approx. 26 miles
- Leeds: Approx. 48 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

## ACCOMMODATION

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

Residential entrance door to:

## *ENTRANCE VESTIBULE*

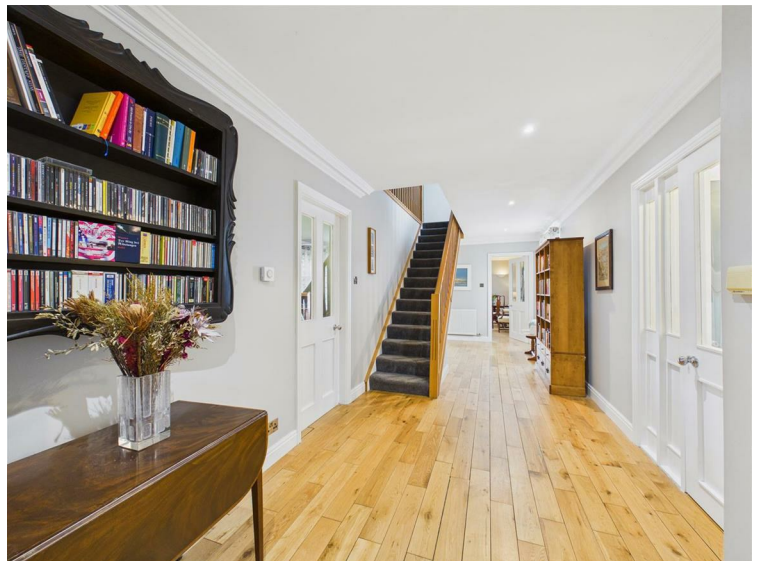
With solid wood flooring.

## *CLOAKS/W.C.*

With suite comprising a wash hand basin and low flush W.C. Tiled floor.

## *ENTRANCE HALLWAY*

A spacious and welcoming hallway with oak flooring and staircase providing access to the first floor off.



## ENTRANCE RECEPTION

With secondary split level oak staircase and feature full height windows.



## UTILITY ROOM

With fitted units, sink and drainer, plumbing for a washing machine, tiled floor and window to side.

## CLOAKS/W.C.

With low flush W.C. and wash hand basin. Tiled floor.

## OPEN PLAN LIVING KITCHEN

The heart of the home is the outstanding open-plan living kitchen, a magnificent space designed for modern family life and large-scale entertaining. The kitchen itself is finished in sleek high-gloss cabinetry, perfectly offset by rich, solid walnut work surfaces. A substantial centre island provides a focal point, featuring an inset one-and-a-half bowl sink and a social breakfast bar, while a dedicated recess houses a premium Smeg range oven. The entire area is finished with tiled flooring and the comfort of underfloor heating, with double doors opening directly onto the expansive rear terrace.



## KITCHEN AREA



## LIVING/DINING



## GREEN OAK GARDEN ROOM/ORANGREY

This outstanding green oak orangery is a standout feature, meticulously crafted with a solid oak frame and striking exposed trusses. Designed to take full advantage of the property's unique woodland backdrop, the room features expansive glazing to three sides and high-quality travertine tiled flooring. It serves as a light-filled extension of the main living area, with double French doors providing direct access to the garden and terrace.



## SITTING ROOM

With French doors opening to the rear patio and garden beyond.



## OFFICE

Windows with plantation shutters to the rear elevation. Oak flooring.



## LIVING ROOM

With inset log burning stove, oak flooring, bay window the rear elevation and bay with French doors to the west facing walled garden.



## FIRST FLOOR

## LANDING

Includes some impressive design features with full height windows with gallery. Double built-in airing cupboard with insulated hot water cylinder, delightful reading nook to the front elevation.



## PRIMARY BEDROOM SUITE

Fabulous suite with laminate flooring, fitted wardrobes, balcony and windows to three elevations.



## EN-SUITE BATHROOM

With luxurious suite comprising a freestanding bath, walk in shower, twin wash hand basins and fitted cabinets with low flush W.C.



## BEDROOM 2

With built in wardrobe and windows to the front and side elevations.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Heated towel rail and inset spot lights.



## BEDROOM 3

With built in storage cupboards and window to the rear elevation.



## EN-SUITE SHOWER ROOM

With stylish suite comprising a walk in shower, vanity unit with solid walnut top and wash hand basin, low flush W.C., heated towel rail, tiled floor, inset spot lights and window to rear.



## BEDROOM 4

Window to the rear and side elevations.



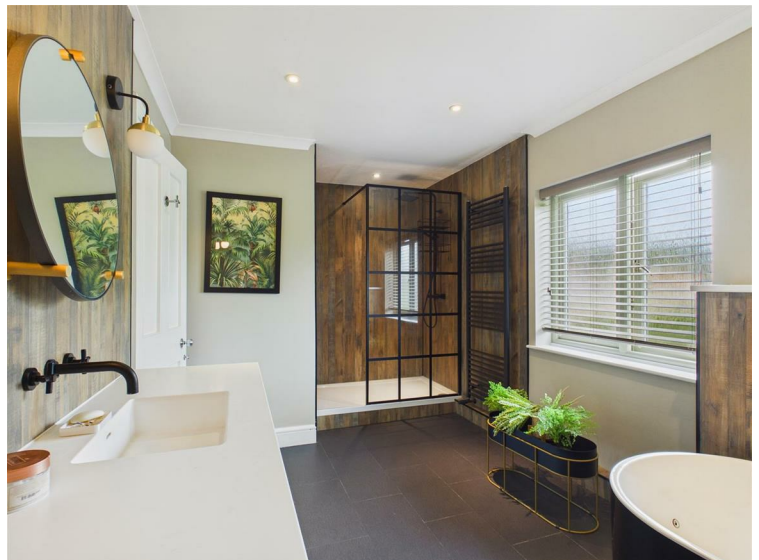
## BEDROOM 5

With fitted wardrobes and windows to the front and side elevations.



## BATHROOM

With stylish suite comprising a spa bath, walk in shower, vanity unit with composite top and inset wash hand basin. Heated towel rail, inset spot lights and window to the front elevation.



## OUTSIDE

The remarkable setting is the defining feature of this home, providing a private sanctuary of approximately three-quarters of an acre. A magnificent south-west facing terrace, retained by original railway sleepers and spanning the full width of the property, provides an elevated vantage point to enjoy the afternoon and evening sun. The gardens have been meticulously landscaped with well-stocked ornamental borders, walled garden including a mature fig tree and vibrant shrubbery, with wide stone steps leading down to a sprawling central lawn.

The grounds are thoughtfully equipped with a greenhouse tucked away to the rear and a substantial brick-built store conveniently located to the side of the driveway. At the foot of the garden, the formal lawns transition into a secluded wooded area bordering a natural wetland; a tranquil environment that enjoys the ambient sounds of the fast-flowing trout stream situated just beyond the boundary. The property is approached via double electric timber gates, which open to an extensive parking area and an integral double garage, ensuring total privacy and security."



REAR VIEW



## SIDE TERRACE



## GLAZING

The property has the benefit of timber framed double glazing.

## HEATING

The property has the benefit of gas central heating to radiators plus underfloor heating in the newer part of the house via a heat pump.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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.

