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Limb
MOVING HOME









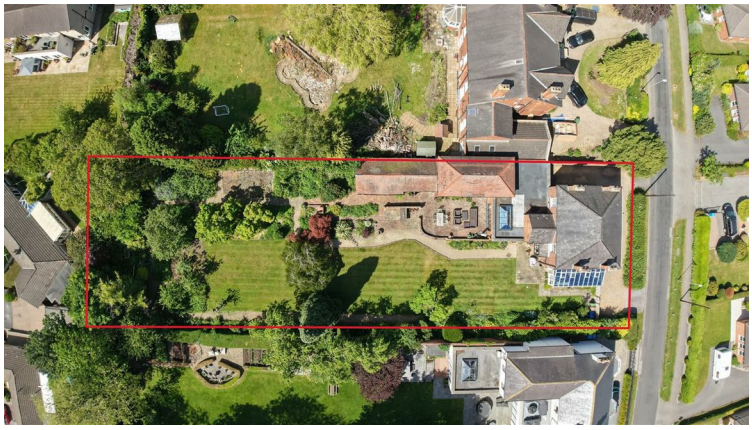
40 Humber Road, North Ferriby, East Yorkshire, HU14 3DW

- Stunning Victorian Villa
- Period & Contemporary
- Over 3,500sq.ft.
- Council Tax Band = G
- 5 Beds / 3 Baths
- Fine River Views
- Beautiful 0.5 Acre Plot
- Freehold/EPC = C

£899,950

INTRODUCTION

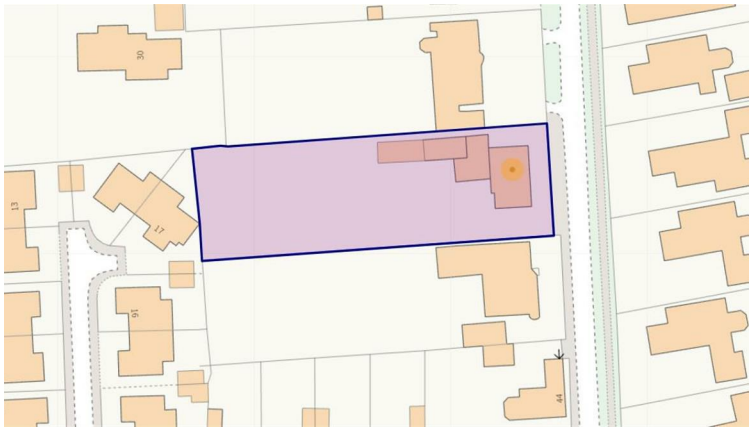
A BEAUTIFUL DETACHED DOUBLE FRONTED VICTORIAN VILLA WITH A CONTEMPORARY TWIST! Standing in a stunning plot of around half an acre, this superb family home affords some great views to the front of the River Humber and iconic Humber Bridge and enjoys a south and westly aspect to the rear. The accommodation extends to over 3,500sq.ft. which retains gorgeous period features and character blended effortlessly with many modern luxuries including a fabulous living kitchen extension, itself linking to a former coach house creating further living space and a vaulted bedroom suite above, ideal as a principal suite or separate annexe. In addition, there are four further bedrooms within the original house being served by a bathroom and a shower room. There are three formal reception rooms with beautiful fireplaces, a 24ft long south facing conservatory, a 16ft utility room with feature Victorian range and stairs lead down to a very useful cellar. The heart of the house is the contemporary living kitchen of approximately 530sq.ft. with kitchen having a grand marble topped island, space to relax and also dine, with a large ceiling lantern light and bi fold doors allowing light to flood in. It is also worth noting that attached to the former coach house are further outbuildings/barn which provides additional potential for conversion, subject to appropriate permissions. Outside, a hawthorn hedge extends to the front with driveway entrances to either side and a gravelled parking area in front of the house. There is also an attached garage to one side of the building. Overall the plot extends to approx. half an acre, the rear garden being set out in a traditional Victorian style combining lawns interspersed with shrub and perennial borders with classic Hellebore and Peony planting to the rear.





LOCATION

The highly desirable village of North Ferriby is situated upon the banks of the River Humber and lies approximately 7 miles to the west of Hull. Immediate access is available to the A63/M62 motorway network and the village also has its own mainline railway station. There is a good range of local shops, general amenities and a well reputed Primary School together with South Hunsley Secondary School nearby. A variety of local walks are available particularly around the River Humber foreshore area.





ACCOMMODATION

There is a beautiful central entrance door with etched glazing and leaded panels opening to the entrance vestibule.

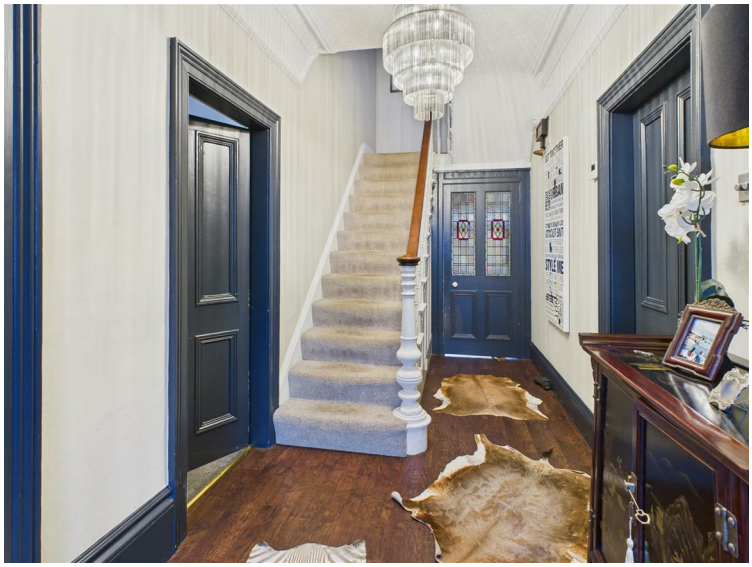
ENTRANCE VESTIBULE

With inner door to the hallway.

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HALLWAY

A delightful hallway with staircase leading to the first floor with spindle balustrade and hardwood polished handrail. Moulded coving to the ceiling and exposed wood flooring.



LOUNGE

14'2" x 18'0" approx (4.32m x 5.49m approx)
Measurements into bay window to rear. The focal point of the room is a beautiful marble fire surround and hearth with cast insert and log burner. Ornate coving to ceiling.



SITTING ROOM/STUDY

12'0" x 11'10" approx (3.66m x 3.61m approx)
With beautiful marble fire surround, cast and tiled insert, cupboard to alcove, moulded coving and ceiling rose, picture rail, window to front elevation.



DINING ROOM

14'0" x 14'0" approx (4.27m x 4.27m approx)
With moulded ceiling, ceiling rose and picture rail. Window to front elevation, feature fire surround with cast insert. A door with beautiful stained glass leaded insets open to the conservatory.



CONSERVATORY

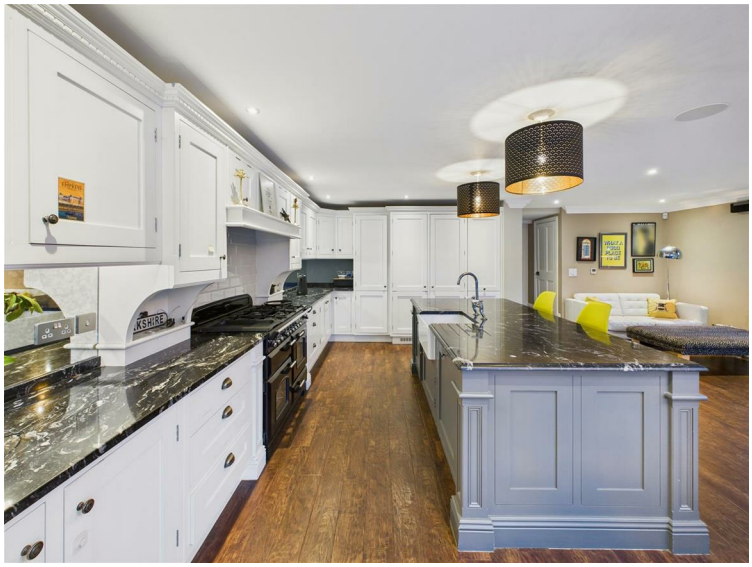
23'0" x 9'2" approx (7.01m x 2.79m approx)
A classical Victorian style conservatory, recently refurbished which provides views across the garden. There is a tiled floor and double doors lead out to the garden.

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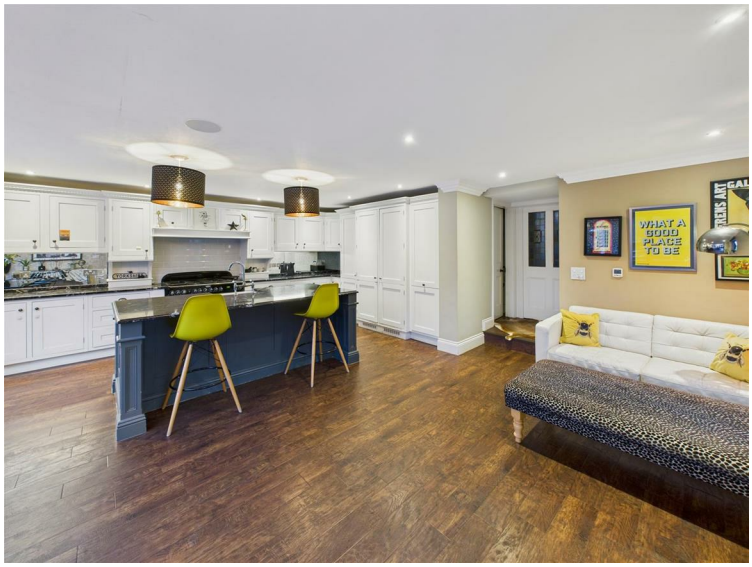
LIVING KITCHEN

24'0" x 21'9" approx (7.32m x 6.63m approx)
A simply stunning family space to the rear of the property with a single door to the side and bi folding doors providing a wall of glazing and access out to the west facing terrace. There is also a large ceiling lantern light allowing light to flood in. There is ample area within the room for dining and living suites. The kitchen features a range of hand painted units and grand island with stunning granite tops. There is a Belfast sink and mixer tap, range cooker with canopied extractor hood above, integrated dishwasher and fridge freezer.









DINING AREA



UTILITY ROOM

The focal point of the room is a beautiful King & Co of Hull cast range. There are fitted units, Belfast sink with mixer tap, plumbing for automatic washing machine, space for a variety of appliances. A door leads down to the cellar.



CELLAR

In good order with quarry tiled floor.

CLOAKS/W.C.

With low level W.C., wash hand basin, tiling to the floor.



SITTING/LEISURE ROOM

20'8" x 14'1" approx (6.30m x 4.29m approx)
With windows and double doors to the south. This room could be used in a variety of ways, including being part of an annexe. There is fitted cabinetry/bar to one wall, wall mounted TV point. To one end, a staircase leads up to the bedroom suite.



BEDROOM SUITE (FIRST FLOOR)

17'8" x 14'0" approx (5.38m x 4.27m approx)
With part vaulted ceiling and two windows to the south overlooking the garden.



EN-SUITE BATH/SHOWER ROOM

Featuring a slipper bath with tap stand, pedestal wash hand basin, low level W.C., large shower enclosure, tiled surround and flooring, heated towel rail.



FIRST FLOOR

LANDING

BEDROOM 1

14'4" x 14'1" approx (4.37m x 4.29m approx)
Window to rear elevation. Period fireplace, cupboard to alcove.



BEDROOM 2

14'1" x 13'10" approx (4.29m x 4.22m approx)
Window to front elevation with superb view of the Humber Bridge.
Period fireplace and cupboard to alcove.



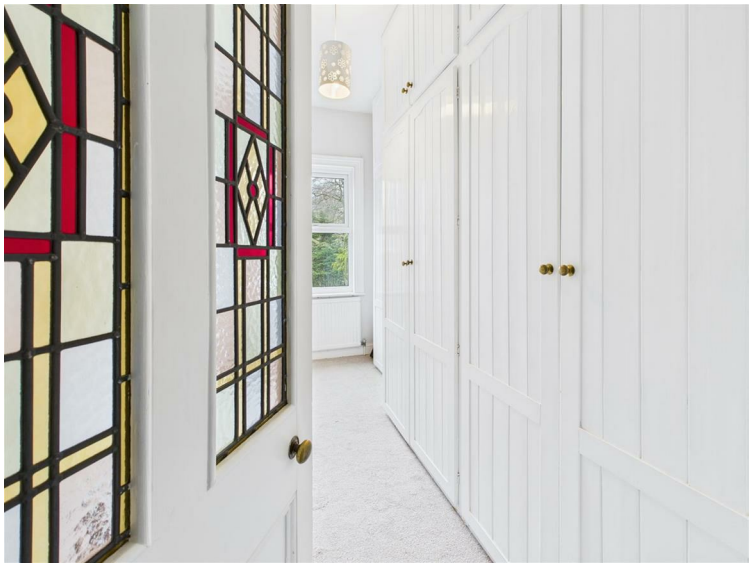
BEDROOM 3

12'0" x 11'11" approx (3.66m x 3.63m approx)
Period fireplace to chimney breast, cupboard to alcove, window to front elevation with view of the iconic Humber Bridge.



DRESSING ROOM

With fitted wardrobes to one wall.



BEDROOM 4

12'0" x 9'1" approx (3.66m x 2.77m approx)
Period fireplace, cupboard to alcove, window to rear elevation.

BATHROOM

10'2" x 10'0" approx (3.10m x 3.05m approx)
Having a modern but classic style suite comprising W.C., wash hand basin and freestanding bath, shower area with rainhead shower, heated towel rail.



SHOWER ROOM

With shower cubicle, concealed flush W.C. and wash hand basin. Great views of the Humber Bridge!



OUTSIDE

Outside, a hawthorn hedge extends to the front with driveway entrances to either side and a gravelled parking area in front of the house. There is also an attached garage to one side of the building. Overall the plot extends to approx. half an acre, the rear garden being set out in a traditional Victorian style combining lawns interspersed with shrub and perennial borders with classic Hellebore and Peony planting to the rear.













PATIO AREA



REAR VIEW





HEATING

The property has the benefit of gas fired central heating to radiators. Underfloor heating is provided to the living kitchen, sitting/leisure room and downstairs W.C..

GLAZING

The property has the benefit of double glazing, much of which has been replaced with beautiful heritage style uPVC framed sash windows.

SERVICES

All mains services are connected to the property.

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, 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

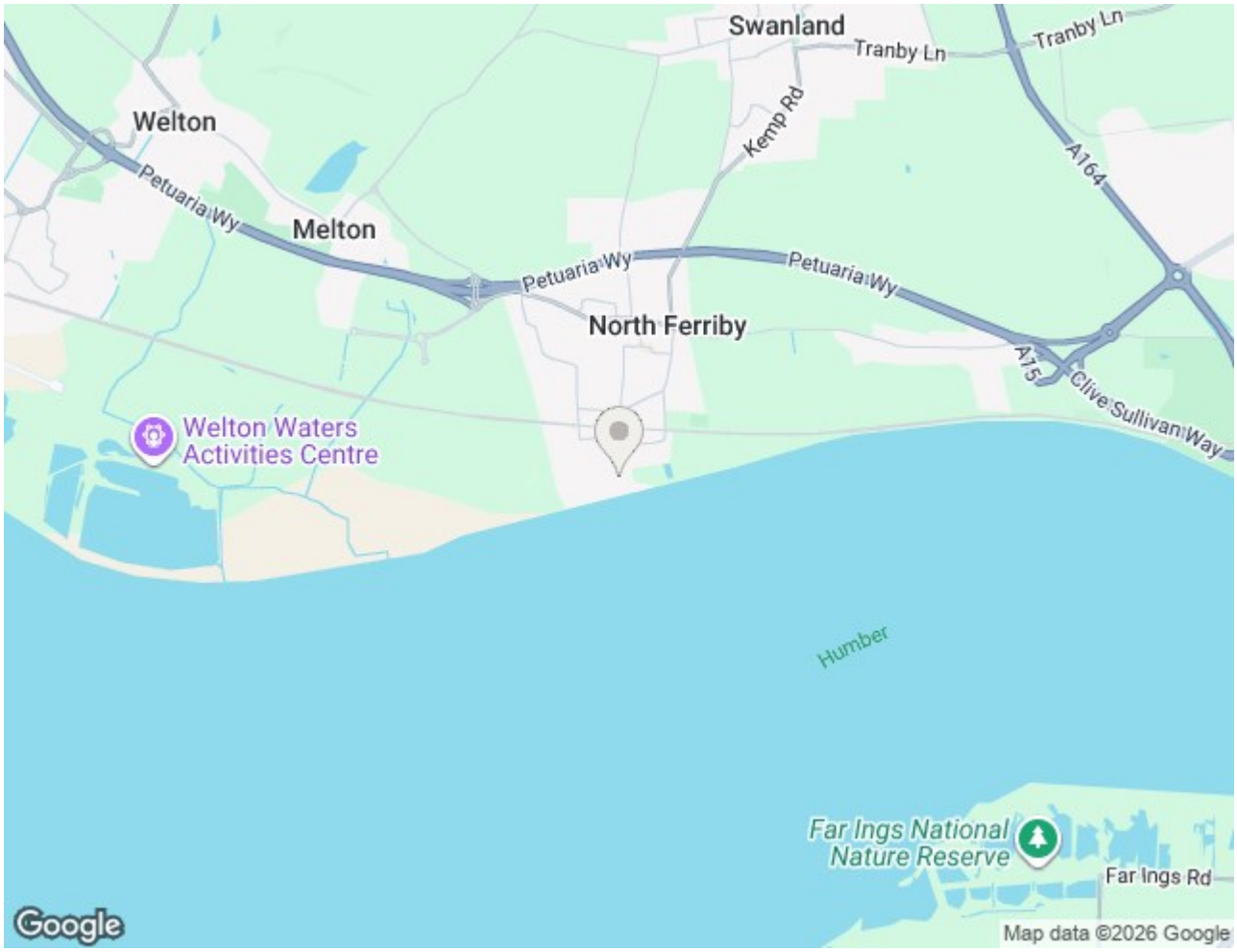
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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?

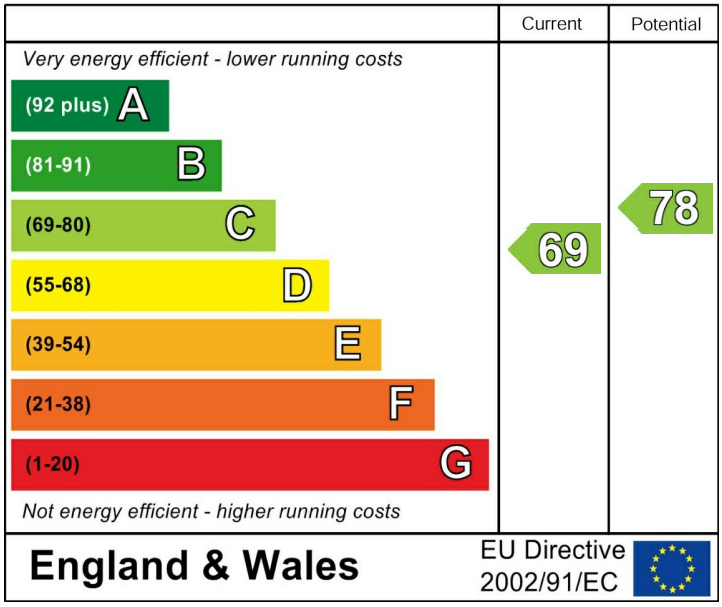
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


Swanland
Tranby Ln
Tranby Ln
Welton
Kemp Rd
A164
Petuaria Wy
Melton
Petuaria Wy
Petuaria Wy
North Ferriby
A15
Clive Sullivan Way
Welton Waters Activities Centre
Humber
Far Ings National Nature Reserve
Far Ings Rd
Google
Map data ©2026 Google



Total area: approx. 370.3 sq. metres (3986.4 sq. feet)
40 Humber Road, North ferriby

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

