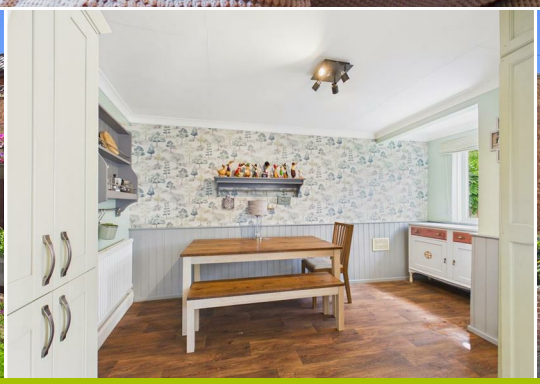
Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
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Limb
MOVING HOME









96 Main Road, Newport, East Yorkshire, HU15 2RG

- 18th Century Cottage
- Character Features
- Two Bedrooms
- Council Tax Band = A
- No Onward Chain
- Southerly Rear Garden
- Garage & Ample Parking
- Freehold / EPC = D

£194,950

INTRODUCTION



Believed to be one of the oldest properties within the village of Newport, this former farmhouse dates back to the 18th Century and offers a pleasing combination of character features and modern-day comforts.

Named after the historic area of Wallingfen, the property has been updated over the years whilst retaining much of the charm associated with a home of its age. The accommodation begins with an entrance hall leading through to a living room featuring a beamed ceiling and log burning stove. A modern breakfast kitchen provides practical everyday living and is complemented by a useful ground floor W.C./utility room.

To the first floor are two bedrooms together with a modern shower room, all presented to a good standard throughout.

Outside, the property benefits from a private rear garden enjoying a south-easterly aspect. Predominantly laid to lawn, the garden is complemented by established shrubs which provide colour and interest throughout the year. In addition, there is the benefit of a garage and parking for multiple vehicles.

Offering character, history and practicality in equal measure, this is a property that will appeal to those seeking something a little different from the ordinary whilst remaining within easy reach of the village amenities.

LOCATION

The sister villages of Gilberdyke and Newport offer a desirable residential experience on the western edge of the East Riding. Often considered one cohesive community, they provide an exceptional quality of life distinguished by a friendly, village-scale atmosphere and expansive rural surroundings. Together, they offer a perfect environment for families and professionals who value the tranquillity of the countryside while remaining part of a vibrant local network.

A variety of local services ensure that residents enjoy a high standard of living with everyday essentials right on the doorstep. The villages are well-equipped with a local supermarket, independent shops, and traditional pubs. For more extensive retail and leisure needs, the comprehensive amenities of Brough or Howden are just a short drive away, offering a wider array of supermarkets, fitness facilities, and professional services, providing a perfect balance of village peace and modern convenience.

The community is served by two well-regarded primary schools: Gilberdyke Primary School and Newport Primary School. For secondary education, the area is perfectly positioned for access to the highly regarded South Hunsley School and Sixth Form College in Melton or the well-respected Howden School. Furthermore, additional independent schooling options are within easy reach, ensuring diverse academic pathways for all students.

Gilberdyke and Newport provide superb regional connectivity, making them some of the best-connected rural locations in the county. The villages sit immediately adjacent to the M62 corridor, providing a direct link to Hull, Leeds, and the national motorway network. Furthermore, Gilberdyke features its own railway station, offering regular services to Hull, Leeds, Doncaster, and Manchester – a significant advantage for professional commuters.

Accessibility to key destinations includes:

- Howden: Approx. 5 miles
- Beverley: Approx. 16 miles
- Hull City Centre: Approx. 18 miles
- York: Approx. 22 miles
- Leeds: Approx. 40 miles

Beyond the immediate vicinity, the location offers immediate access to the East Riding countryside. Positioned within the fertile landscapes, the area is a haven for outdoor enthusiasts. This blend of community spirit and strategic transport links truly encapsulates the best of East Yorkshire life.

ACCOMMODATION

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

Residential entrance door to:

ENTRANCE HALLWAY

With stairs leading up to the first floor landing.

LOUNGE

Featuring original beams, a log burner upon a slate hearth with solid wood mantle and window to the front elevation. Useful understairs storage cupboard.





BREAKFAST KITCHEN

Having a range of fitted base and wall units with laminate worktops incorporating a one and a half bowl sink and drainer with shower style mixer tap, oven and four ring electric hob with filter above, integrated fridge/freezer and plumbing for a dishwasher. Window to rear. Open plan through to the dining area.





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DINING AREA

With window to rear.



REAR LOBBY

With external access door to the rear garden.

W.C./UTILITY

With low flush W.C., wash hand basin, plumbing for a washing machine and fitted units. Window to side.



FIRST FLOOR

LANDING

With storage cupboard and window to rear.

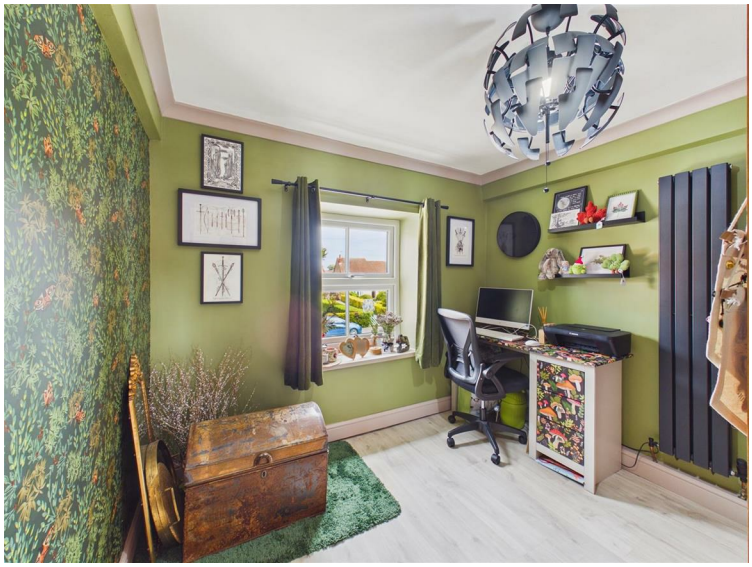
BEDROOM 1

With storage cupboard and window to the front elevation.



BEDROOM 2

Window to the front elevation.



SHOWER ROOM

With modern suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiled floor and walls, heated towel rail.



OUTSIDE

Outside, the rear garden is a particular feature of the property. Enjoying a southerly aspect, it is laid mainly to lawn with established borders, flowering shrubs and mature planting providing colour and interest throughout the seasons. A number of seating areas have been created to make the most of the sunny position. The property also benefits from a garage and driveway parking for two to three vehicles.





PARKING & GARAGE



REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of uPVC double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

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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 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

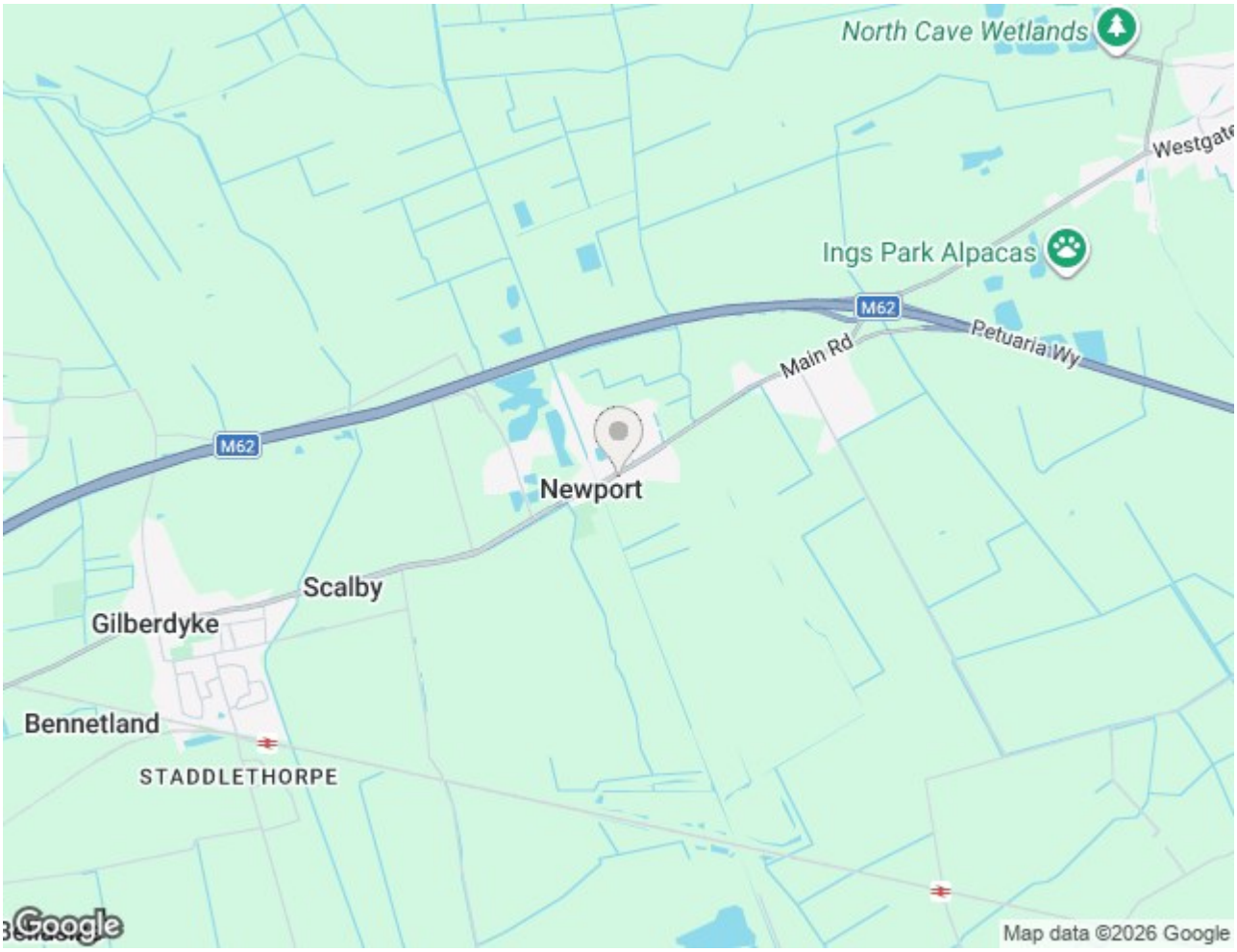
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

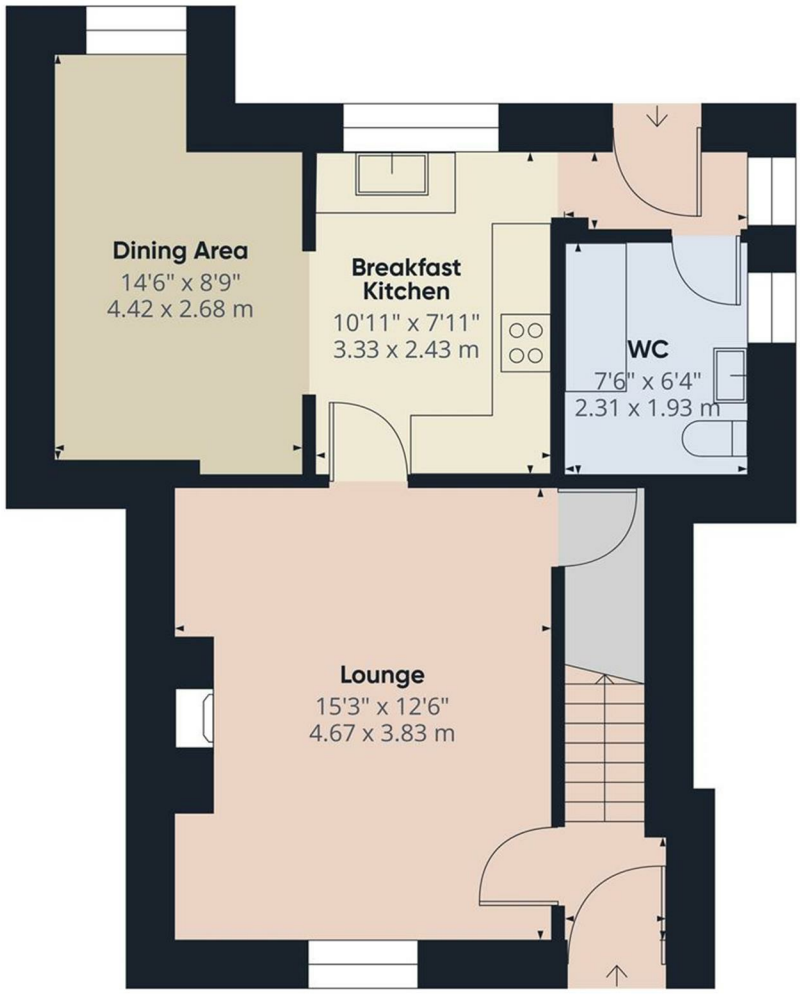
PROGRESSING AN OFFER

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.


North Cave Wetlands
Westgate
Ings Park Alpacas
M62
Petuaria Wy
Main Rd
M62
Newport
Scalby
Gilberdyke
Bennetland
STADDLETHORPE
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Floor 0

Approximate total area(1)

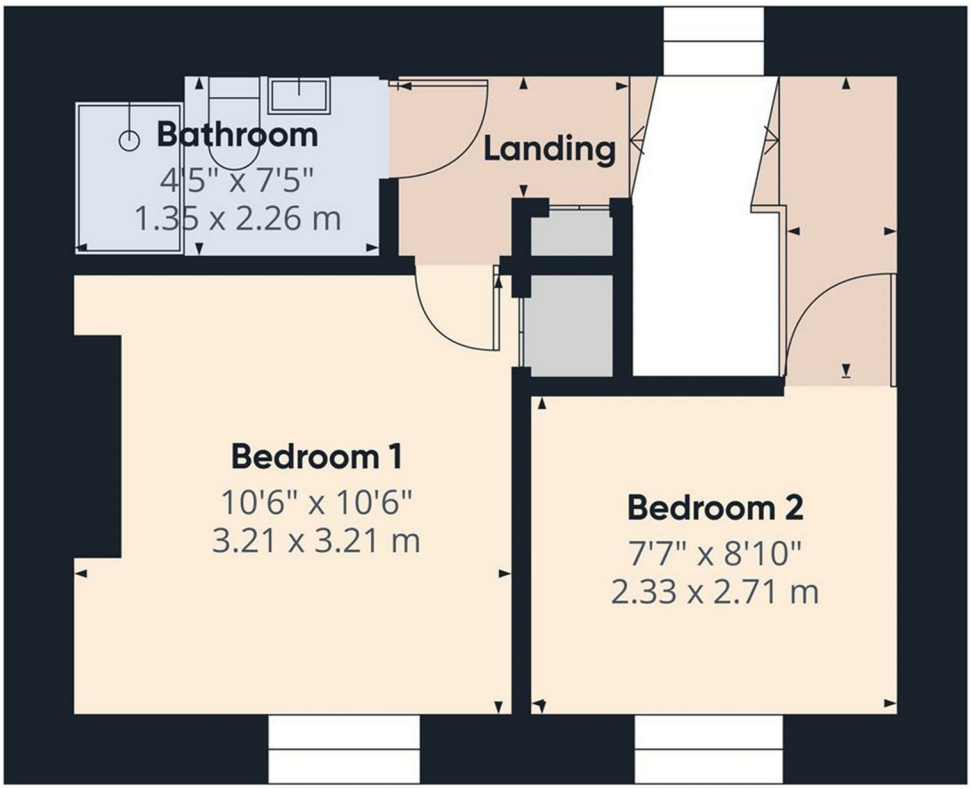
510 ft²

47.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

Approximate total area(1)

261 ft²

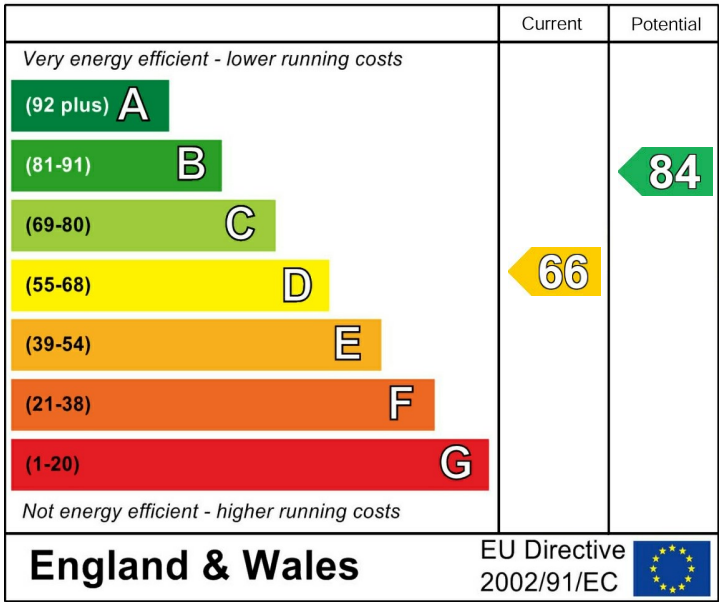
24.3 m²

(1) Excluding balconies and terraces

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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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

