



**Eastfield House, 44**  
**Beverley Road | South Cave | HU15 2AU**

**£925,000**



# Eastfield House, 44 Beverley Road

*Nestled in a highly coveted setting with commanding views towards Mount Airy, this remarkable detached home has been sympathetically updated throughout its current ownership, marrying timeless Edwardian elegance with contemporary finishes. Originally built circa 1910, the property retains an abundance of period features and has been thoughtfully enhanced by additional accommodation designed to complement the original charm.*

*The residence offers exceptional versatility, comprising five bedrooms, including one with an en-suite, and four reception rooms, many of which enjoy views over the gardens and surrounding panoramas.*

*At the heart of the home, a spectacular, light-filled kitchen with vaulted ceiling provides a welcoming and sociable hub, while the reception rooms offer adaptable living spaces, including an impressive family room complete with a log-burning stove. Practicality is also thoughtfully considered, with a laundry room and cloakroom/WC. One of the bedrooms is set in a discreet wing away from the original house, creating an ideal guest suite with its own bathroom.*

*Set well back from Beverley Road and approached via a private driveway serving only one other home, the property enjoys a rare sense of seclusion and privacy. The gardens, wrapping the east, south, and west elevations, are predominantly laid to lawn and complemented by mature borders and specimen trees. Ample parking is available, including a double garage and a brick and tiled outbuilding.*

*This exceptional home represents a rare opportunity to acquire a property of enduring character, refined elegance, and exclusive appeal.*

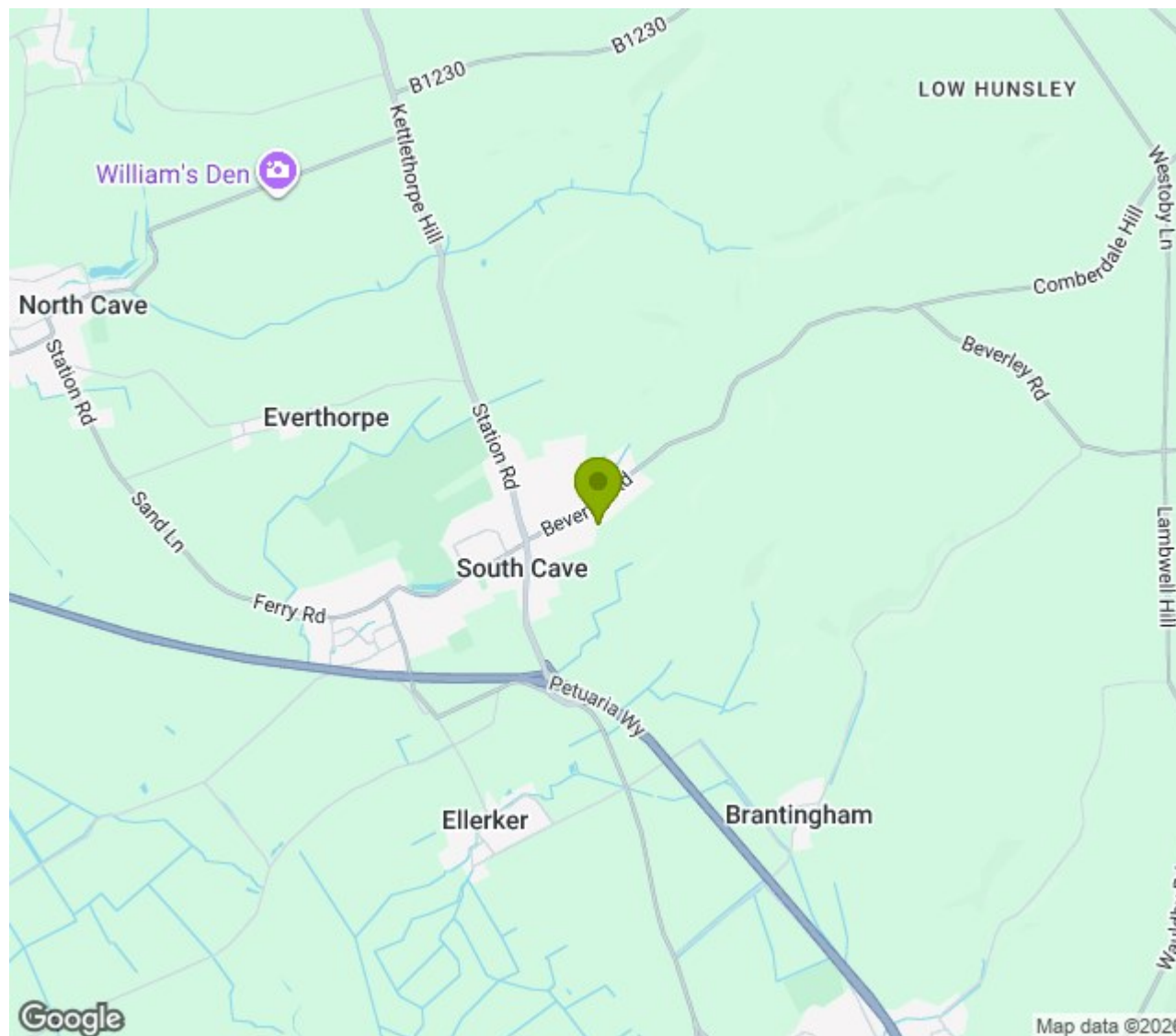






# Key Features

- A Unique Period Home
- Filled With Great Character
- Delightful Location  
Overlooking Mount Airy
- 5 Bedrooms Including Guest Suite
- 4 Versatile Reception Rooms
- 3 Bath/Shower Rooms
- Stunning Dining Kitchen
- Sympathetically Updated  
Throughout
- Formal Grounds, Driveway &  
Double Garage
- Council Tax = G / EPC = D



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 63                      | 79        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |







**LOCATION**

South Cave is a highly desirable West Hull village, renowned for its blend of character, community spirit and excellent amenities. Nestled at the foot of the Yorkshire Wolds, the village enjoys an attractive setting with a range of local shops, traditional public houses, a well-regarded primary school and convenient everyday facilities. A number of scenic walking routes are close at hand, offering access to beautiful rolling countryside, making it an appealing choice for those who enjoy an active outdoor lifestyle.

Ideally positioned for commuters, South Cave provides excellent transport links with swift access to the A63/M62 motorway network, allowing easy travel to Hull, Leeds and beyond. The nearby market town of Brough offers a mainline railway station with regular services to London and other major cities, along with a wider selection of shops and amenities.

**ACCOMMODATION**

The spacious accommodation extends across two floors and comprises:

**EXTERNAL ENTRANCE PORCH**

Allowing access to the property through a residential entrance door.

**ENTRANCE HALL**

A welcoming central entrance hallway allows access to the principal rooms of the home. There is a staircase with turned balustrades leading to the first floor accommodation.

**LOUNGE**

A beautifully appointed space with light flooding through windows to both the southerly and westerly elevations. A feature fireplace is the focal point of the room with a timber fire surround and a recessed log burning stove. The room is finished with traditional cornicing to the ceiling and a picture rail.

**SNUG**

A versatile front facing reception room with plenty of natural light through windows to the southerly and easterly elevations. The feature of the room is an elegant fireplace with an ornate timber surround with mantle, a tiled hearth and backplate houses a cast iron fire with copper canopy. Built in shelving is to the alcoves either side of the chimney breast and there is beautiful cornicing and picture rails to finish the room.

**BREAKFAST ROOM**

Situated to the rear of the home, this relaxing space has a chimney breast which is flanked by fitted cupboards, and there is a built in bookcase. There is a window to the rear elevation and part-glazed double doors which open through to the kitchen.

**DINING KITCHEN**

A fabulous space which is the hub of the home and set beneath a vaulted ceiling giving the area a light and airy feel. To one end there is a recently fitted kitchen with a comprehensive range of shaker style wall and base units, complementary worksurfaces and vintage-style geometric splashbacks. There is a ceramic Belfast sink unit with mixer tap, integral appliances include a dishwasher and there is a freestanding stove set beneath an extractor hood and there is space for an American fridge freezer. To the opposite end of the kitchen there is space for formal dining and internal part glazed doors lead to the family room. There are a number of Velux windows, French doors leading to the garden and a further door leading to the side of the property.

**FAMILY ROOM**

A delightful reception room of generous proportions and having exceptional views of the garden to two elevations and there is a free standing log burning stove as a focal point. A staircase leads to the guest bedroom and French doors open to the garden.

**LAUNDRY ROOM**

A convenient utility space with a excellent storage solutions having been recently fitted with a range of shaker style units, worksurfaces and vintage-style tiling. There is a stainless steel sink unit with mixer tap, space and plumbing for an automatic washing machine and space for a dryer. There is a seating area, windows to two elevations and a feature of the room is a traditional water pump.

**REAR LOBBY**

Allowing access to the property from the driveway through a residential entrance door.

**CLOAKROOM/WC**

The cloakroom is fitted with a modern two piece suite comprising WC and inset vanity wash basin within a fixed unit, having a granite effect roll top surface and upstands. There is a heated towel rail, marble effect splashboards and a window with privacy glass.

**FIRST FLOOR**

**LANDING**

An attractive landing providing access to the first floor accommodation. The area features a balustrade landing, window overlooking the gardens, creating a light and airy feel and a useful corner cupboard.

**BEDROOM 1**

A generous double bedroom with windows to two elevations. There is a period fireplace with painted cast metal surround and mantel, tiled inset and hearth. A door leads to:

**EN-SUITE**

A modern en-suite which is fitted with a WC, vanity wash basin with fixed storage unit and a walk-in shower area with a thermostatic shower and tiled inset. There are waterproof splashboards, a tiled floor, heated towel rail, wall mounted bluetooth mirror and two windows with privacy glass.

**BEDROOM 2**

A second double bedroom with windows to two elevations which provide fabulous views across the garden, fields and towards Mount Airy. There is a period cast iron fireplace with surround and mantle. A built-in storage cupboard is to one alcove.



















### BEDROOM 3

A further double bedroom with a period cast iron fireplace to chimney breast with ornate backplate and mantle. There is an alcove cupboard and a window with angled views towards Mount Airy.

### BEDROOM 4

The fourth bedroom features a period cast iron fireplace with ornate backplate and mantle. There is a window to the rear elevation.

### BATHROOM

The family bathroom is fitted with a modern suite comprising WC, vanity wash basin within a fixed storage unit and a shaped bath with glazed screen and a thermostatic shower over. There is waterproof splashboards to the walls, a tiled floor, wall mounted bluetooth mirror and fitted storage cupboards. A window with privacy glass is to the rear.

### GUEST SUITE

Accessed via a staircase from the family room, the guest suite would make an ideal retreat for additional family members or teenage children.

### GUEST BEDROOM

An impressive double bedroom with a Velux window and two further windows to the front and side elevation. The window to the side enjoys some of the most fabulous views across fields and towards Mount Airy.

### BATHROOM

The bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a mixer shower attachment. There is partial wall tiling, a Velux window and a walk-in storage cupboard.

### THE GROUNDS

Enjoying a beautiful and secluded setting, the property is surrounded by established gardens framed by a variety of mature specimen trees, including a striking Copper Beech. Lawns extend to the east, south and west elevations, taking full advantage of the far-reaching views across adjoining fields with Mount Airy beyond. Designed to follow the sun throughout the day, the gardens feature both a morning terrace and a principal sun terrace, complemented by well-stocked borders and attractive planting. There is external lighting, three double power sockets, and both hot and cold outside taps.

Set well back from Beverley Road, the property is approached via a private gravel driveway shared with just one other home. The driveway opens out to a generous parking and turning forecourt, also giving access to a further driveway leading to the double brick garage. In addition, a brick and tiled outbuilding offers excellent external storage.

### DOUBLE GARAGE

The brick and blockwork double garage features an up and over entry door, light and power. There is an additional personnel door to the side.

### GENERAL INFORMATION.

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band G. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### TENURE

We understand that the property is Freehold.

### VIEWINGS.

Strictly by appointment with the sole agents.

### AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

### MORTGAGES.

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENT NOTES.

Philip Bannister & Co.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





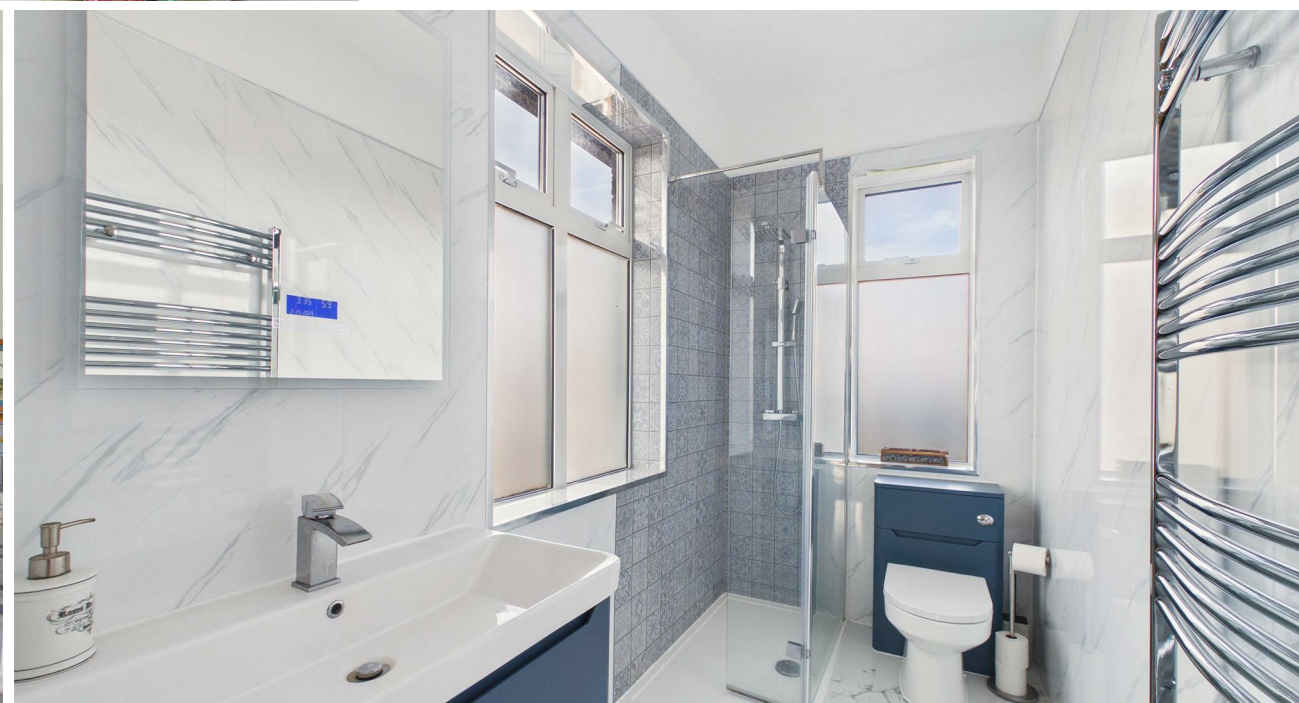
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100



































Ground Floor



First Floor

Approximate total area<sup>m</sup>

2965 ft<sup>2</sup>

Reduced headroom

27 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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

GIRAFFE 360



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**Philip**  
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Estate & Letting Agents

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