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**Limb**  
MOVING HOME



*262 West Ella Road, West Ella, East Yorkshire, HU10 7SF*

- 📍 Superlative Detached Residence
- 📍 Substantial Garaging
- 📍 Lavishly Appointed
- 📍 Delightful Gardens
- 📍 4 Bedrooms Overall
- 📍 Prime Location
- 📍 Council Tax Band = G
- 📍 Freehold/EPC = D

**£1,500,000**

## INTRODUCTION

Lavishly appointed and undoubtedly one of the prettiest houses in certainly one of the most prestigious settings in the region. Believed to date back to the mid 18th century in this beautiful conservation village, and Grade II listed due to its historical architectural interest. In recent times, a spectacular renovation and remodel has created an exceptional home of individuality, great character with all the luxuries of modern living. Viewing can only appreciate the attention to detail and high end fittings that this property enjoys across its 4,000sq.ft. of accommodation. The property is set back from the road with expansive landscaped grounds of around 0.6 acre extending principally to the southern elevation bounded by an array of colourful and well stocked borders. An auto gated entrance allows access to the sweeping driveway which leads onwards to the substantial garage complex with annexe/guest suite above. First impressions are breathtaking and you enter the entrance reception within the main house with its double height vaulted ceiling and helical staircase. There are four distinct reception rooms complimented by a fabulous kitchen with top end appliances, separate pantry and utility room with practicalities also covered by a boot/cloaks room and separate W.C.. There is a ground floor bedroom served by an en-suite shower room. Upon the first floor, the galleried landing provides access to two further bedrooms, the principal which is truly spectacular having a balcony, dressing room and stylish en-suite. There is also a luxurious bathroom accessed directly from bedroom 2 or indeed the landing. In all, one of the finest homes in the area!



## LOCATION

One of the most desirable places to live in East Yorkshire! The picture post card village of West Ella lies between Kirk Ella and Swanland on the eastern fringe of the Yorkshire Wolds, some 6 miles to the west of the city of Kingston Upon Hull. The village straddles West Ella Road and was beautified by the owners of the Sykes family in the 19th century and as such is now a conservation area with many listed buildings. The village is characterised by its white pebble dashed cottages and lattice style windows. It is conveniently placed for the surroundings areas shops, schools and amenities including many easily accessible supermarkets. A variety of sporting facilities are also to hand with a well renowned Hull Golf Club situated approximately 1 mile away. Convenient access can be gained to the A63/M62 motorway network making this an ideal location for the commuter/regular traveller.



## COMMUNICATIONS

Main bus route approx. 50 metres  
Humber Bridge approx. 4 miles  
Hull City Centre approx. 6 miles  
Beverley approx. 8 miles  
York approx. 32 miles  
Leeds approx. 56 miles  
A63 approx. 4 miles  
Railway Stations: Brough approx. 8 miles  
Hull approx. 5 miles  
Humberside Airport 16 miles

## CONSERVATION AREA

West Ella is as beautiful conservation area, characterised by delightful white wash properties and lattice windows.

Conservation areas are areas of special historic and architectural interest, and their designation provides protection to the areas which define the local and national identity. The value of these areas stems not just from the buildings, open spaces, street scene, landscape and history, but also from how these elements combine to create an attractive and striking whole.

The local authority, in designating conservation areas, is seeking to preserve and enhance their character and appearance, however, this is not to say that change cannot happen in conservation areas but rather that change should be managed in a way that better reveals their special character.

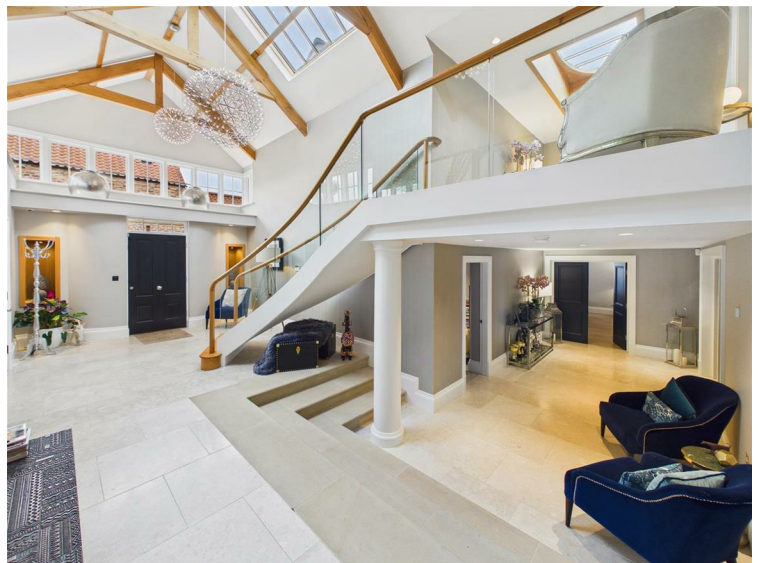
## ACCOMMODATION

The accommodation comprises ground floor:



## ATRIUM RECEPTION HALL

A breath-taking hallway having a double height vaulted ceiling with exposed oak king post trusses and sky lights which allow light to flood in. A bespoke helical staircase leads to the first floor with glass and oak detailed balustrade. A beautiful floor extends throughout.



## CLOAKS/BOOT ROOM

Extensively fitted.

### W.C.

With contemporary two piece suite comprising circular wash hand basin with cabinet and mirror surround, concealed W.C., and beautiful tiling, chrome towel rail.



## LIVING ROOM

A beautiful formal room with large bay window to one side having central French doors opening out to a sun terrace. A media wall incorporates a flat screen TV and there is an inset "living flame" gas fired with large shelved niche to one side. Further window to the side elevation and double concertina doors lead through to the dining room. There is a delightful herringbone laid oak floor.



## DINING ROOM

With a continuation of the oak herringbone flooring, this room has much atmosphere with windows to the front south elevation. There is an inset "living flame" gas fire to the chimney breast and a door leads through to the drawing room.



## DRAWING ROOM

A cosy room in the centre of the house accessed from the dining room and also the snug. The herringbone oak flooring extends throughout and glass panelled doors provide access internally to the hallway. To a chimney breast is a "living flame" gas fire with a display niche to one wall. Door and window to the front elevation.



## SNUG

Again a cosy room with contemporary gas fire set to the chimney breast with a flat screen TV above, shelves in a niche to one side and window to front elevation. The room is accessed from both the drawing room and kitchen.



## BREAKFAST KITCHEN

This bespoke kitchen is certainly eye catching and is of the highest quality incorporating an array of fitted units and a central seating area with granite peninsular table. Features include a Quooker tap, two drawer Fisher & Paykel dishwasher, inset one and a half bowl stainless sink and drainer, five ring Miele gas hob with extractor over, Miele conventional oven, steam oven, combination microwave, warming drawer, coffee machine and an inset wine cooler. Beautiful granite work surfaces compliment the units. Window and door to the front south elevation. Attractive oak flooring.





### *PANTRY ROOM*

Beautifully appointed with matching fitted units. Access provided to the utility room.



### *UTILITY ROOM*

Having an extensive range of built in cupboards and units, providing excellent storage facilities. There is a concealed washing machine and tumble dryer. Inset one and a half bowl stainless steel sink and drainer with granite work surfaces. To one corner, a cupboard houses a modern gas fired boiler and pressurised hot water cylinder.

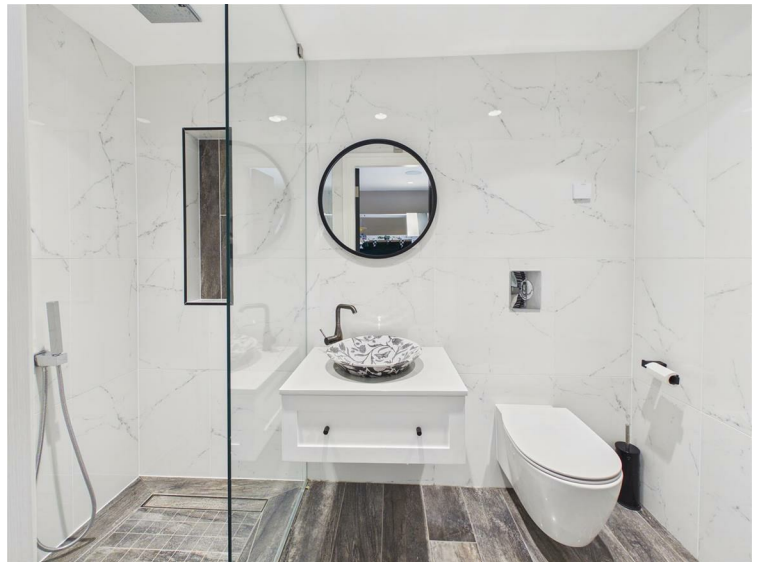
## GROUND FLOOR BEDROOM

Having an extensive range of fitted furniture including wardrobes, desk/dressing table. Window to rear courtyard and access to the en-suite.



## EN-SUITE SHOWER ROOM

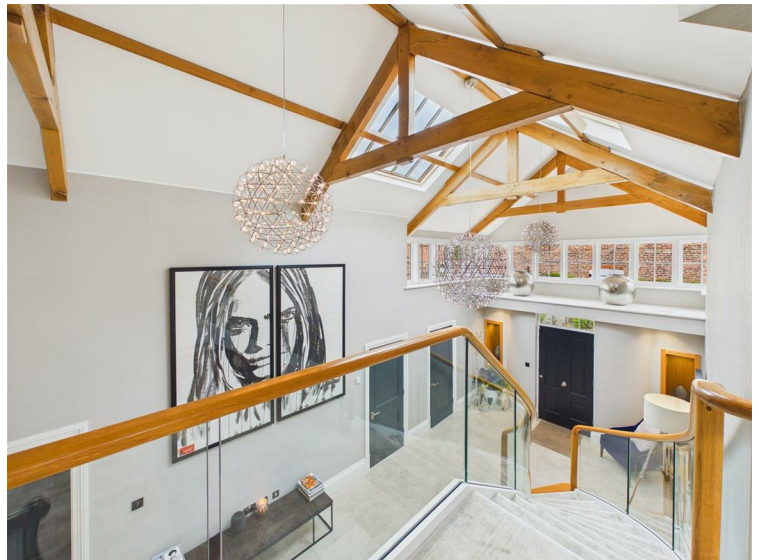
A stunning suite with vanity unit housing a designer wash hand basin, low level W.C. and "walk in" shower with glass partition. Stylish tiled wall and floor.



## FIRST FLOOR

## LANDING

A large galleried landing with views into the double height reception atrium.



## BEDROOM 1

A luxurious main bedroom being beautifully proportioned and with double doors opening on to a balcony with a further window to one side. Oak beams across the ceiling.





## DRESSING ROOM

Extensively fitted with a range of hanging facilities, drawer units and shelving.



## EN-SUITE SHOWER ROOM

Beautifully appointed with large vanity unit with designer shaped wash hand basin, large "walk in" shower area with glazed partition, low level W.C., wall inset TV, fully tiled to walls and floor, contemporary double towel radiator.



## BEDROOM 2

A double bedroom with an array of fitted furniture. 'Jack & Jill' style door into the main bathroom and window to the front elevation.



## BATHROOM

A striking bathroom with modern free standing slipper bath, W.C., large vanity unit with counter top wash hand basin and storage unit above plus corner shower. Beautifully tiling, chrome heated towel radiator, window to front elevation.



## GARAGE

26'10" x 25'0" approx (8.18m x 7.62m approx)

A large detached double garage with double electric up and over doors and a gardeners toilet. Situated off are two very useful store/work rooms. An inner staircase provides access to the annexe bedroom.



## *ANNEXE BEDROOM*

Ideal as a guest suite or for independent living. The bedroom measures approximately 14'0" x 11'6" and has a dressing room situated off.



## *SHOWER ROOM*

A stylish suite comprising W.C., wash hand basin with cabinet and shower area, beautiful tiling.



## OUTSIDE

The property stands proudly on West Ella Road having a wide frontage and occupying an overall plot of approximately 0.6 acre which is accessed through electric auto timber gates opening to a sweeping cobbled driveway leading up to the rear of the house and garaging. There is also a separate vehicular access to the other side of the property allowing "in and out" entry/exit. The gardens have been beautifully landscaped and principally enjoy a southerly facing aspect including walls, ornamental pond, varied and interesting planting providing colour throughout the year and a large limestone sun terrace which is accessed directly from the property and provides views across the garden.





## *DRIVEWAY*



## *SERVICES*

All min services are connected.

## *CENTRAL HEATING*

The property has the benefit of gas fired central heating system with zoned underfloor heating.

## *GLAZING*

Majority heritage lattice style windows in addition to double glazed units to side and rear elevations.

## *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*

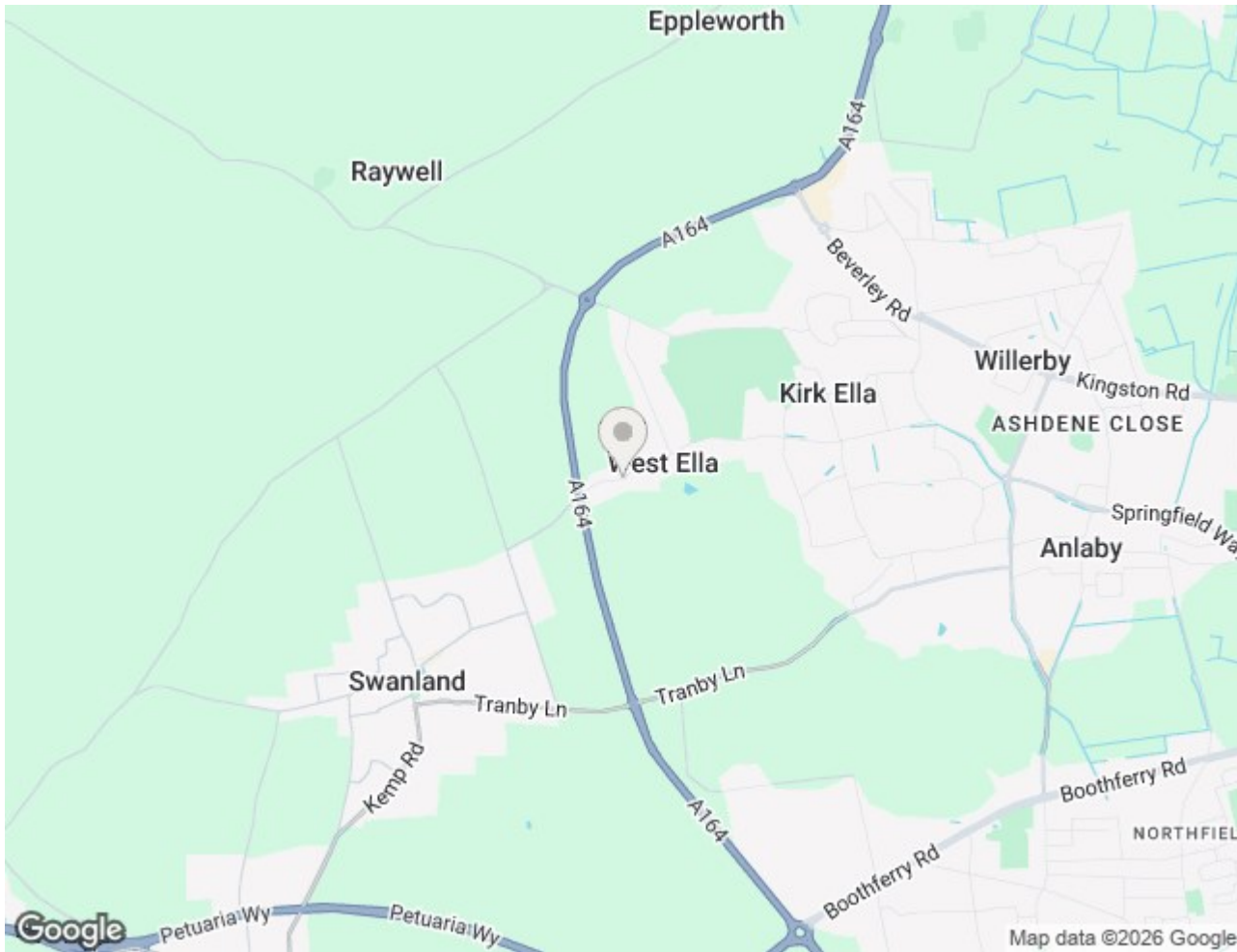
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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.





Floor 0 Building 1



Approximate total area<sup>1)</sup>

2159 ft<sup>2</sup>  
200.6 m<sup>2</sup>

Reduced headroom

28 ft<sup>2</sup>  
2.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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