

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*The Villa Station Road, Laxton, East Yorkshire, DN14 7TW*

- 📍 Superb Period Property
- 📍 Approx 2.2 Acre Plot
- 📍 Stables & Grazing Paddock
- 📍 Council Tax Band = D
- 📍 Stunning Dining Kitchen
- 📍 Outbuildings with Holiday Let Potential
- 📍 Outdoor Kitchen & BBQ
- 📍 Freehold / EPC = D

**£750,000**

## INTRODUCTION

"The Villa" is an impressive detached period home that perfectly balances its historic character with a crisp, modern finish. Set within approximately 2.2 acres in the quiet hamlet of Laxton, the property makes an immediate impression. The front is served by two practical gravelled driveways providing extensive parking, one of which is framed by a standout magnolia tree.

The heart of this home has been beautifully re-modelled for contemporary life. The stunning dining kitchen is a masterclass in design, featuring sleek quartz worktops, a central island, and bi-folding doors that dissolve the boundary between the interior and the garden. It is a space built for the realities of family life, supported by a substantial utility/boot room—essential for country living—and three versatile reception rooms.

The first floor offers a thoughtful layout, including a principal bedroom with a dedicated walk-in wardrobe leading to a private en-suite. Three further bedrooms (comprising a second double, a smaller double, and a single) share a well-appointed family bathroom.

The outside space is a particular highlight, designed for both relaxation and practical rural use. An extensive rear patio features a fully equipped outdoor kitchen with a built-in BBQ, fridge, and sink, providing an ideal setting for effortless hosting. This leads to an expansive lawn with a dedicated children's play area, while a farm gate to the rear provides convenient access to the grazing paddock. For those with equestrian interests or a need for versatile space, a private track leads down to the paddock and a stable block consisting of two stables and a tack room. Furthermore, a range of brick outbuildings, which previously held planning permission for holiday let accommodation, offers incredible scope for workshops, storage, or a future income stream.



## LOCATION

The property is situated in the peaceful and highly regarded village of Laxton, a charming rural community in the East Riding of Yorkshire. Known for its tranquil atmosphere and scenic surroundings, Laxton offers a true "getaway from it all" feel while remaining remarkably well-connected.

Laxton is well-served by several nearby schools. For primary education, Eastington Primary School is located just over 2 miles away, with Howden Junior School and Howden CE Infant School providing further options. For secondary-aged children, the property falls within the catchment area for Howden School. Laxton also has a village hall and popular public house which serves food.

The nearby historic market town of Howden (approximately 3 miles away) provides a superb range of independent shops, cafes and supermarkets. For the commuter, Saltmarsh railway station is within easy reach, offering links to Hull and Sheffield, while the M62 motorway is easily accessible, placing York and Leeds within comfortable driving distance.



## ACCOMMODATION

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

Residential entrance door to:

### ENTRANCE HALL

With feature tiled floor and two attractive single glazed stained glass windows.

## PLAY ROOM/SNUG

With feature solid oak fire surround with slate hearth housing an open fire. Window to the front elevation with plantation shutters.



## OFFICE/SITTING ROOM

With exposed brick chimney break housing a log burning stove upon a tiled hearth. Window to the front elevation with plantation shutters.



## *LIVING ROOM*

With LPG gas stove upon a brick hearth with oak mantle. Windows to the side elevation and large window to the rear offering views over the garden.



## *DINING KITCHEN*

Stunning space situated to the rear of the property with bi-folding doors leading out to the rear garden.



## KITCHEN

The kitchen has been masterfully designed with an extensive range of "Second Nature" cabinetry, including a bespoke pantry cupboard, all finished with elegant quartz work surfaces. At its centre sits a matching island featuring a breakfast bar peninsula, creating a natural hub for family life.

Equipped for the modern cook, the space features a Belfast sink with a Quooker boiling water tap alongside a comprehensive suite of integrated appliances. These include a five-ring induction hob with a sleek ceiling extractor, a combination microwave, and a primary oven, supported by a full-height larder fridge, freezer, and dedicated wine fridge. A traditional Esse cooker (currently disconnected) adds a touch of period charm to the room, which is finished with practical tiled flooring and recessed spotlighting throughout.



## DINING AREA

With window to side



## UTILITY/BOOT ROOM

Of generous proportions with fitted units and solid oak worktops, Belfast sink, plumbing for a washing machine and space for dryer. Windows to front and side elevations and external access door to side.



## *CLOAKS/W.C.*

With low flush W.C., wash hand basin and feature radiator.



## *FIRST FLOOR*

### *LANDING*

With built in storage cupboards.

### *BEDROOM 1*

With decorative cast fire place and window to the front elevation.



### *WALK IN WARDROBE*

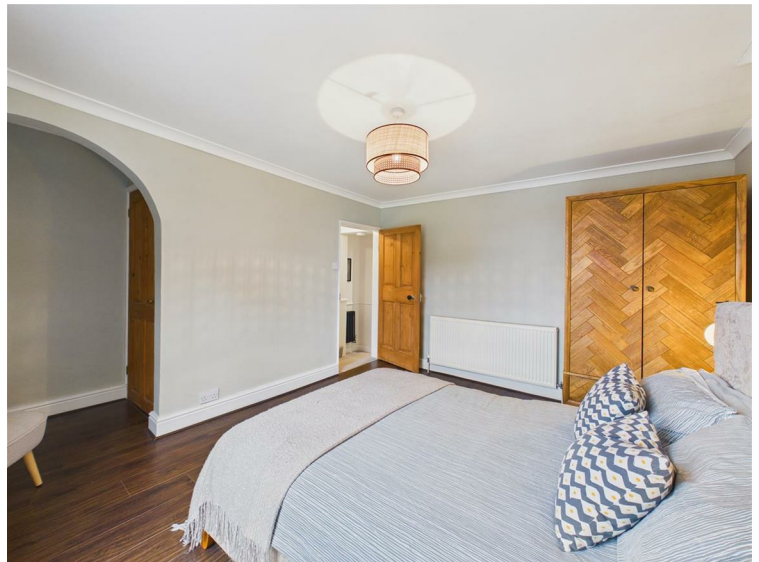
Fitted with shelving and hanging rails. Window to the side elevation.

### *EN-SUITE SHOWER ROOM*

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled floor, part tiling to walls and heated towel rail.

## BEDROOM 2

With window to the the front elevation. A door gives access to the ladder staircase leading up to the loft.



## BEDROOM 3

Window to the rear elevation.



## BEDROOM 4

Window to the rear elevation.



## *BATHROOM*

With suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiled floor, panelling to walls, inset spot lights, heated towel rail and window to side.



## *OUTSIDE*

The property is set within approximately 2.2 acres of versatile grounds, offering a rare blend of formal gardens and functional land. The arrival is served by two practical gravelled driveways providing extensive off-road parking, one of which is beautifully framed by a mature magnolia tree. To the rear, the garden has been thoughtfully designed for outdoor living; an expansive patio features a fully equipped outdoor kitchen with a built-in BBQ, fridge, and sink. This leads onto a large lawn with a dedicated children's play area, with a farm gate providing direct access to the paddock beyond.



## *PATIO*



## OUTDOOR KITCHEN & BBQ



REAR VIEW



## *OUTBUILDINGS*

Adjoining the main residence is a substantial range of brick outbuildings, which have previously held planning permission for B&B or holiday let accommodation. For those with equestrian interests, the stable block and tack room are ideally positioned at the beginning of a private track, which leads directly down to the grazing paddock. Currently used for storage, both the stables and the brick outbuildings offer incredible potential for a home office, studio, or a secondary income stream, subject to the necessary consents.

## *STABLES & TACK ROOM*



## GRAZING Paddock



## *DRIVEWAY*



## *HEATING*

The property has the benefit of oil fired central heating to radiators.

## *GLAZING*

The property has the benefit of majority double glazing with two single glazed stained glass windows in the hallway.

## *TENURE*

Freehold

## *COUNCIL TAX BAND*

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

