

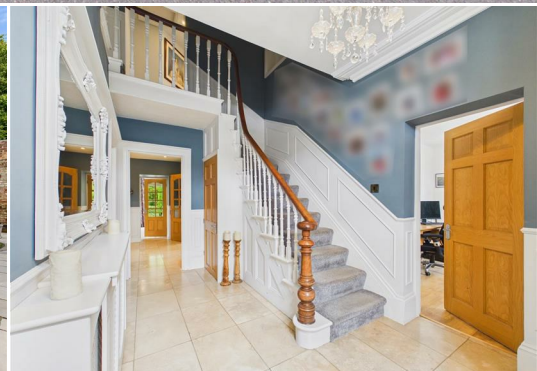
Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



Quaker Cottage, 14 Church Street, North Cave, East Yorkshire, HU15 2LW

- 📍 Detached Stone Cottage
- 📍 Over 1,900 Sq Ft
- 📍 4 Beds / 3 Baths
- 📍 Council Tax Band = E
- 📍 3 Reception Rooms
- 📍 Ample Parking & Garage
- 📍 Lovely Rear Garden
- 📍 Freehold / EPC = C

£625,000

INTRODUCTION

Behind its attractive stone façade lies a truly distinctive and rarely available period home, rich in character, history and architectural detail, yet thoughtfully transformed for modern family living. Set within a mature and private plot in the heart of the ever-popular village of North Cave, this is a home that feels both timeless and individual, where the elegance of the original property has been seamlessly brought together with a beautifully designed contemporary extension.

A welcoming entrance hall immediately sets the tone, with an impressive feature staircase creating a striking focal point and leading naturally through the original part of the house. The sense of character continues into the impressive lounge, where high ceilings, deep original skirting boards, a handsome marble fireplace, original cornicing and a beautiful ceiling rose create a room of genuine period elegance. These details give the house a sense of history, proportion and permanence that is increasingly difficult to find. A separate study provides a useful space.

From the original part of the house, the accommodation flows effortlessly into the extended rear, where the character of the period property transitions seamlessly into generous, light-filled contemporary living spaces. The superb sitting room is a particular highlight, with its generous proportions and French doors opening directly onto the rear terrace, creating a wonderful connection between the house and garden.

Alongside this, the exceptional breakfast kitchen forms the heart of the modern extension. Together, these two substantial rooms create an outstanding setting for both relaxed family life and entertaining, while the thoughtful design means the original and new parts of the house work together as one. This seamless relationship between old and new is one of the defining qualities of the property.

A useful utility room and ground floor cloakroom complete the ground floor.

At first floor level are four well-proportioned double bedrooms, two with en-suite shower rooms, together with a well-appointed family bathroom. Outside, the mature plot provides ample parking, a garage and an attractive, private rear garden with terrace.

A property of this character, quality and individuality is rarely available, offering a distinctive home and lifestyle that is increasingly difficult to replicate.



LOCATION

North Cave is a charming and historic village in the East Riding of Yorkshire. Within a landscape defined by its period properties and scenic surroundings. The village provides a perfect retreat for those seeking a slower pace of life while remaining exceptionally well-connected to the region's commercial hubs.

The area is home to essential amenities, including a local shop with a post office, and the popular White Hart pub. For nature enthusiasts, the award-winning North Cave Wetlands nature reserve is on the doorstep, while the nearby Williams' Den provides a unique, high-quality indoor and outdoor adventure park for children.

An excellent standard of education makes the village a perennial favourite for families. The village is home to North Cave Church of England Primary School, a well-regarded institution at the centre of the community. For secondary education, the village falls within the catchment for South Hunsley School and Sixth Form College in Melton, with further independent schooling options within easy reach, ensuring top-tier academic paths for all students.

North Cave provides superb regional connectivity, uniquely positioned for rapid access to the national road network. The village is situated a mile away from the A63/M62, providing a direct link to Hull, Leeds, and the wider motorway network. For rail travel, nearby Brough station offers regular regional services and direct high-speed links to London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 15 miles
- Beverley: Approx. 11 miles
- York: Approx. 26 miles
- Leeds: Approx. 48 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

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

Residential entrance door to:



ENTRANCE HALLWAY

An impressive entrance hallway with feature staircase leading up to the first floor. Travertine tiling.



STUDY

With windows to the front and side elevations.



LOUNGE

Featuring a marble fireplace with multi-fuel stove upon a slate hearth and fitted units to alcoves. Original stained floors and window to the front elevation.



INNER HALLWAY

With travertine flooring.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to side.

SITTING ROOM

With french doors leading out to the patio. Window to side elevation and two Velux skylights.



DINING KITCHEN

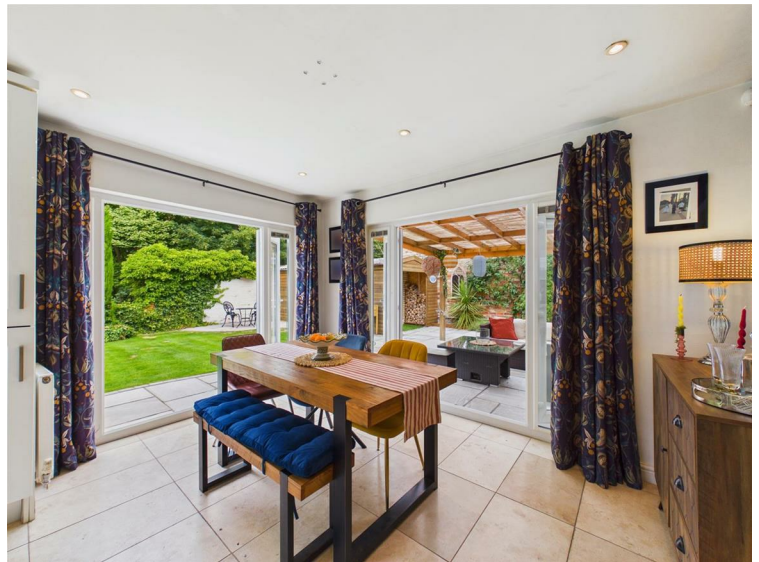
Fitted with a comprehensive range of base and wall units complemented by granite worksurfaces and a matching central island. Integrated appliances include a Neff double oven, five-ring gas hob with filter hood above and a dishwasher, whilst there is housing for an American-style fridge/freezer. A stainless steel sink and drainer, tiled splashbacks, travertine tiled flooring, inset spotlights and two Velux-style skylights complete the space. The dining area enjoys two sets of French doors opening onto the patio and rear garden, creating an excellent connection between the indoor and outdoor living areas.



KITCHEN AREA



DINING AREA



UTILITY ROOM

With fitted units, sink and drainer, plumbing for a washing machine and external access door to side.

FIRST FLOOR

LANDING

With inset spot lights and natural light tunnel.

BEDROOM 1

With built-in wardrobes and window to the front elevation. Feature panelled wall.



BATHROOM

With four piece suite comprising a free standing roll top bath, shower enclosure, wash hand basin and low flush W.C. Part tiling to walls, tiled floor, heated towel rail, inset spot lights and window to the front elevation.

