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Limb
MOVING HOME



Burstwick House, Back Lane, Burstwick, Hull, East Yorkshire, HU12 9EG

📍 Fine Georgian Residence

📍 Beautifully Appointed

📍 Bursting with Character

📍 Council Tax Band = G

📍 5 Bedrooms

📍 Grade II Listed

📍 1.2 Acre Site

📍 Freehold/EPC = F

£795,000

INTRODUCTION

A simply stunning detached Georgian residence set in grounds of around 1.2 acre in the popular Holderness village of Burstwick. Originally built in the late 18th century, the property is of historic and architectural interest having a prestigious Grade II listing. Beautifully appointed and immaculately presented, this delightful home is bursting with wonderful period features complimented by the luxuries of modern living. With high ceilings, elegant room sizes, gorgeous staircase and so much more, viewing is a must to appreciate the appeal of this fine residence. The accommodation extends to nearly 4,000sq.ft. and is arranged over three floors plus there is also a cellar. The layout is depicted on the attached floorplan and provides much versatility being ideal for the growing family. Features include a welcoming entrance reception with stunning staircase, three outstanding reception room plus a fabulous orangery linking into the modern kitchen complete with island and AGA. Practicalities are covered with a well fitted utility/boot room and a cloaks/W.C.. There are five bedrooms across the two upper floors served by three bath/shower rooms plus a separate office which has lovely views across adjacent farmland. The property occupies a mature site of around 1.2 acre on the fringe of Burstwick village and enjoys a largely west facing aspect to the main garden with farmland beyond. A sweeping driveway leads to both the front and rear of the house with a former barn providing undercover parking, workshop and storage facilities. In all, one of the most attractive properties to come on the market in recent times.



LOCATION

Burstwick is a very popular Holderness village situated some 3 miles to the east of Hedon and approx. 9 miles to the east of Hull. The village boasts a number of shops, two public houses and a primary school with secondary schooling available in the nearby village of Preston. The property therefore enjoys an idyllic blend of country living with both the coast and city within easy reach.

ACCOMMODATION



ENTRANCE RECEPTION

Residential entrance door provides access to the stunning entrance reception with a beautiful turning staircase complete with polished handrail leading up to the first floor.



INNER HALLWAY

With built in cupboard. There is also access provided to the cellar.

CLOAK ROOM

With low level W.C., wash hand basin, built in cloaks cupboard to one wall, tiling to floor. (sash window).

LIVING ROOM

22'4" x 15'0" approx (6.81m x 4.57m approx)

A gorgeous room looking west across the gardens with double doors opening out to the paved terrace. To one wall is a grand brick fireplace with substantial timber lintel and a cast grate for an open fire. There are fitted cupboards and shelves to the alcoves, ceiling cornice, further window overlooking the gardens. The room is accessed via double doors from the inner hallway and also double doors open to the sitting room.



SITTING ROOM

17'10" x 14'10" approx (5.44m x 4.52m approx)

Again an elegant room with sash window complete with original shutters to the south elevation. There is a beautiful marble fireplace with period cast grate housing an open fire, flanked by two windows looking west, ceiling cornice.





DINING ROOM

18'0" x 14'7" approx (5.49m x 4.45m approx)
Sash window complete with original shutters to south elevation.
Chimney breast housing a beautiful marble fire surround with cast grate housing an open fire, further windows to alcoves, ceiling cornice.



ORANGERY

17'0" x 13'6" approx (5.18m x 4.11m approx)

A recent addition, of handmade brick and timber double glazed construction. Double doors open out to the gardens. A large ceiling lantern allows light to flood in. A wide opening links through to the kitchen.



KITCHEN

17'9" x 14'6" approx (5.41m x 4.42m approx)

The heart of the house, the kitchen features an extensive range of bespoke classic style units complete with a grand island and granite work surfaces. There is a four oven AGA, twin wash hand basins, plumbing for a dishwasher, travertine tiling to the floor and a bow window provides an aspect across the gardens to the west.



UTILITY/BOOT ROOM

14'8" x 8'4" approx (4.47m x 2.54m approx)

With a range of beautiful units and cupboards, Belfast sink with mixer tap, plumbing for automatic washing machine, integrated wine chiller, space for further appliances, tiling to the floor, doors to both front and rear.



FIRST FLOOR

LANDING

A wonderful split level landing extends in the centre of the house and has further staircases leading off to bedrooms and office.



BEDROOM 1

16'9" x 14'2" approx (5.11m x 4.32m approx)

There are a range of modern fitted wardrobes together with built in wardrobes to the alcoves, sash window to the south elevation, ceiling cornice.



EN-SUITE SHOWER ROOM

With shower cubicle, pedestal wash hand basin, window to the west. Further internal door providing access to bedroom 2.



BEDROOM 2

15'0" x 14'8" approx (4.57m x 4.47m approx)

A lovely double bedroom with sash window overlooking the gardens to the west. Built in cupboards to either side of the fireplace which houses a fire surround with period cast grate.



VIEW



BEDROOM 3

14'10" x 16'9" approx (4.52m x 5.11m approx)

With sash window to the south elevation and built in wardrobes to either side of the chimney breast housing attractive fire surround with period cast fireplace.



BEDROOM 4

11'0" x 8'0" approx (3.35m x 2.44m approx)

With wardrobe and window to east elevation.

BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, bath with shower over and screen, tiling to the floor.



SECOND FLOOR

VIEW



GUEST BEDROOM

15'10" x 11'4" approx (4.83m x 3.45m approx)

(Restricted head height)

Feature painted exposed brick work to chimney breast, roof trusses, Yorkshire sash window.



BATHROOM

20'0" x 11'3" approx (6.10m x 3.43m approx)

(Restricted head height)

Large enclosed feature bath, low level W.C. and wash hand basin, Yorkshire sash window.



OFFICE

21'4" x 11'9" approx (6.50m x 3.58m approx)

(Restricted head height)

With dormer window providing a westerly aspect across gardens and land beyond. A great place to work!



VIEW



OUTSIDE

The property stands on a site of approximately 1.2 acre with mature boundaries. A sweeping gravelled driveway extends to both the front and rear of the house providing generous parking and turning facilities. A former barn provides covered parking together with a workshop and storage facility. The main garden extends to the rear of the house and enjoys a westerly aspect. A substantial paved terrace lies directly to the rear of the house which enjoys views across the garden and beyond.



REAR OF HOUSE



FRONT GARDEN



SIDE VIEW



SERVICES

Mains drainage, water and electric are available or connected to the property.

CENTRAL HEATING

The property benefits from oil fired central heating.

JOINT AGENTS

Please note that we are acting in the sale as joint agents with Messrs Quick and Clarke, Grindell House, 35 N Bar Within, Beverley HU17 8DB

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, such as floor coverings, curtains and light fittings. 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

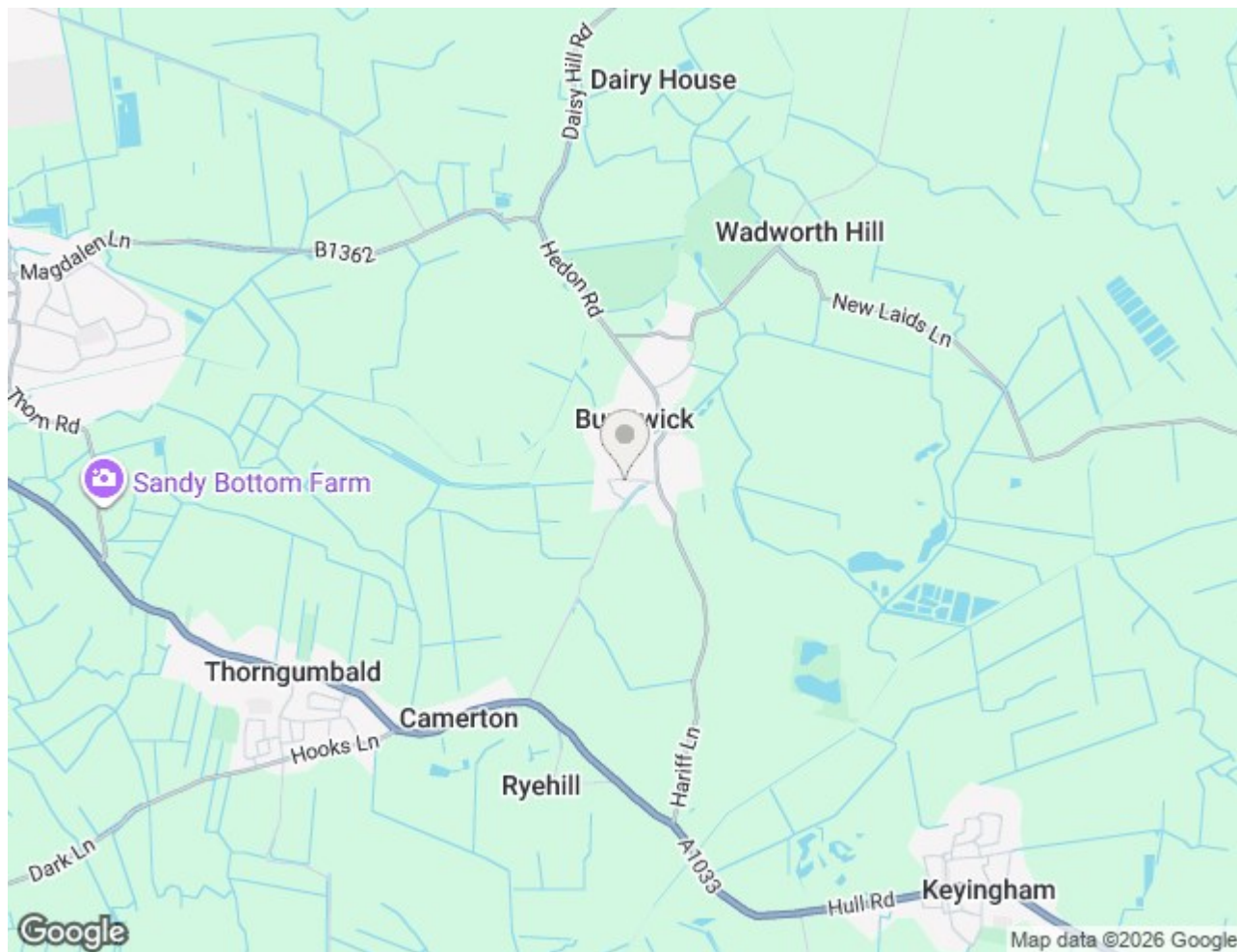
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware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

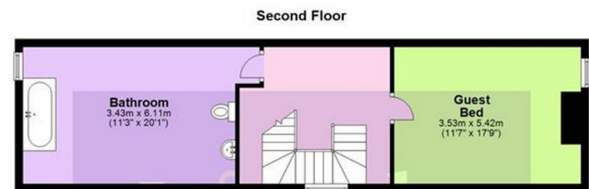
PROGRESSING AN OFFER

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	