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**Limb**  
MOVING HOME



*2 Copper Beech Close, Swanland, East Yorkshire, HU14 3LR*

- 📍 Stunning Detached Residence
- 📍 Six Double Bedrooms
- 📍 Three Luxurious Bathrooms
- 📍 Council Tax Band = G
- 📍 Fabulous Open Plan Living
- 📍 Three Reception Rooms
- 📍 Spacious Entrance Hallway
- 📍 Freehold / EPC =

**£885,000**

## INTRODUCTION

This superb detached residence has been significantly extended and meticulously re-modelled by the current owners to create a family home of exceptional caliber. The sense of scale is immediate; a spacious entrance hallway, finished with Amtico flooring and underfloor heating, sets a sophisticated tone.

From here, elegant glass and black-panelled doors open into the stunning living kitchen, the true heart of the home, where two sets of bi-folding doors blur the lines between the interior and the garden. The upper floor is equally impressive, centered around a galleried landing leading to six double bedrooms. The principal suite features a dedicated dressing area and en-suite, complemented by a second en-suite bedroom and a further luxurious family bathroom. With specialist spaces for a gym, boot room, and three distinct reception rooms, this is a property designed for an effortless, modern lifestyle.

The property occupies a generous plot, with a block-paved and gravelled driveway providing extensive parking to the front. To the rear, the large garden is primarily lawned and framed by mature trees, featuring a substantial patio area perfectly suited for outdoor entertaining.



## LOCATION

Copper Beech Close is an exclusive residential cul-de-sac situated off West Leys Park. Swanland is widely regarded as one of the most prestigious and picturesque villages in the East Riding of Yorkshire. Situated on the edge of the Yorkshire Wolds, it offers a refined residential atmosphere around a quintessentially English village pond. Alongside the nearby villages of North Ferriby and Kirk Ella, Swanland remains one of the most desirable addresses for discerning homeowners in the region.

The village maintains a charming feel while providing easy access to high-end local services. Residents benefit from a range of amenities, including a traditional village pub serving food, a chemist, and convenience store with a post office. For more extensive retail needs, the nearby Anlaby Retail Park and Willerby shopping park are just a short drive away. The community-centric village hosts numerous events, contributing to the vibrant social fabric that defines local life. There is also a tennis and bowls club plus a recreational park with children's play area.

A significant advantage for families is the proximity to top-tier education. The village is home to the outstanding Swanland Primary School, consistently recognized for its academic excellence. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College. Prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach.

Swanland provides superb regional connectivity for those who value a tranquil setting with quick access to the A63, which connects directly to the M62 motorway network and Hull city centre. For rail travel, the nearby stations at North Ferriby and Brough provides services to Hull, Leeds, and beyond, ensuring excellent links for commuters.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 7 miles
- Beverley (Historic Market Town): Approx. 10 miles
- York: Approx. 34 miles
- Leeds: Approx. 54 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.

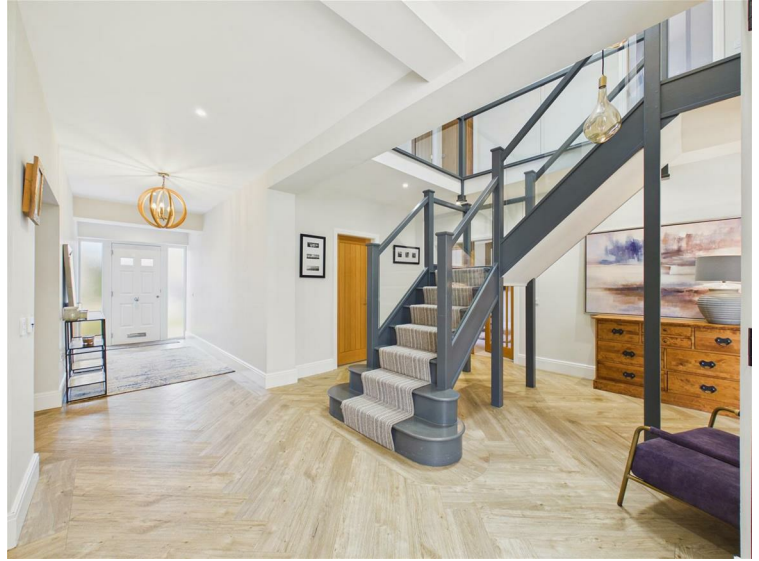
## ACCOMMODATION

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

Residential entrance door to:

## GRAND ENTRANCE HALLWAY

This impressive space features Amtico flooring with underfloor heating, The central staircase with glass balustrade leads up to the galleried landing. Contemporary glass and black panelled doors lead through to the fabulous living kitchen.



## LOUNGE

With fitted units and feature panelling to one wall with feature electric fire. Further panelling to walls, underfloor heating and window to the front elevation.



## PLAY ROOM

Window to the front elevation.



## SITTING ROOM

With log burning stove to one corner. Window to the front elevation.



## UTILITY ROOM

With fitted units, plumbing for a washing machine, Amtico flooring and window to rear.



## CLOAKS/W.C.

With suite comprising a low flush W.C. and vanity unit with wash hand basin. Amtico flooring.



## GYM

With cylinder cupboard and boiler cupboard. Window and external access door to rear.

## OPEN PLAN LIVING KITCHEN

This stunning space situated to the rear of the property with two sets of bi-folding doors opening out to the rear garden. The kitchen is fitted with a range of shaker style units with Silestone worktops and a large central island with breakfast bar peninsular. Appliances include a Rangemaster cooker with filter above, microwave, larger fridge ad freezer, two dishwashers and a wine chiller. Inset spot lights, Amtico flooring with underfloor heating.







## BOOT ROOM

With fitted units and shelving. External access door to side.

## FIRST FLOOR

## GALLERIED LANDING

A light-filled and galleried landing with modern glass balustrades and a feature picture window overlooking the garden.





## BEDROOM 1

With fitted wardrobes and windows to the side and rear elevations.



## DRESSING AREA

With window to rear.



## EN-SUITE BATHROOM

With suite comprising a bath with freestanding tap and shower attachment, shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to floor and walls, heated towel rail and window to side.



## BEDROOM 2

Window to front.



## EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Tiled floor, heated towel rail, inset spot lights and Velux window.



## BEDROOM 3

Window to the front elevation.



## BEDROOM 4

Window to the front elevation.



## BEDROOM 5

Window to the side elevation.



## BEDROOM 6

Window to the front elevation.



## BATHROOM

With luxurious suite comprising a bath with shower attachment, walk in shower with rainhead and hand held shower, vanity unit with twin basins, low flush W.C., tiling to walls and floor, heated towel rail, inset spot lights and window to rear.



## OUTSIDE

The property occupies a generous plot, with a block-paved and gravelled driveway providing extensive parking to the front. To the rear, the large garden is primarily lawned and framed by mature trees, featuring a substantial patio area perfectly suited for outdoor entertaining.



## REAR VIEW



## HEATING

The property has the benefit of a combination of gas fired central heating to radiators and underfloor heating.

## GLAZING

The property has the benefit of double glazing.

## 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

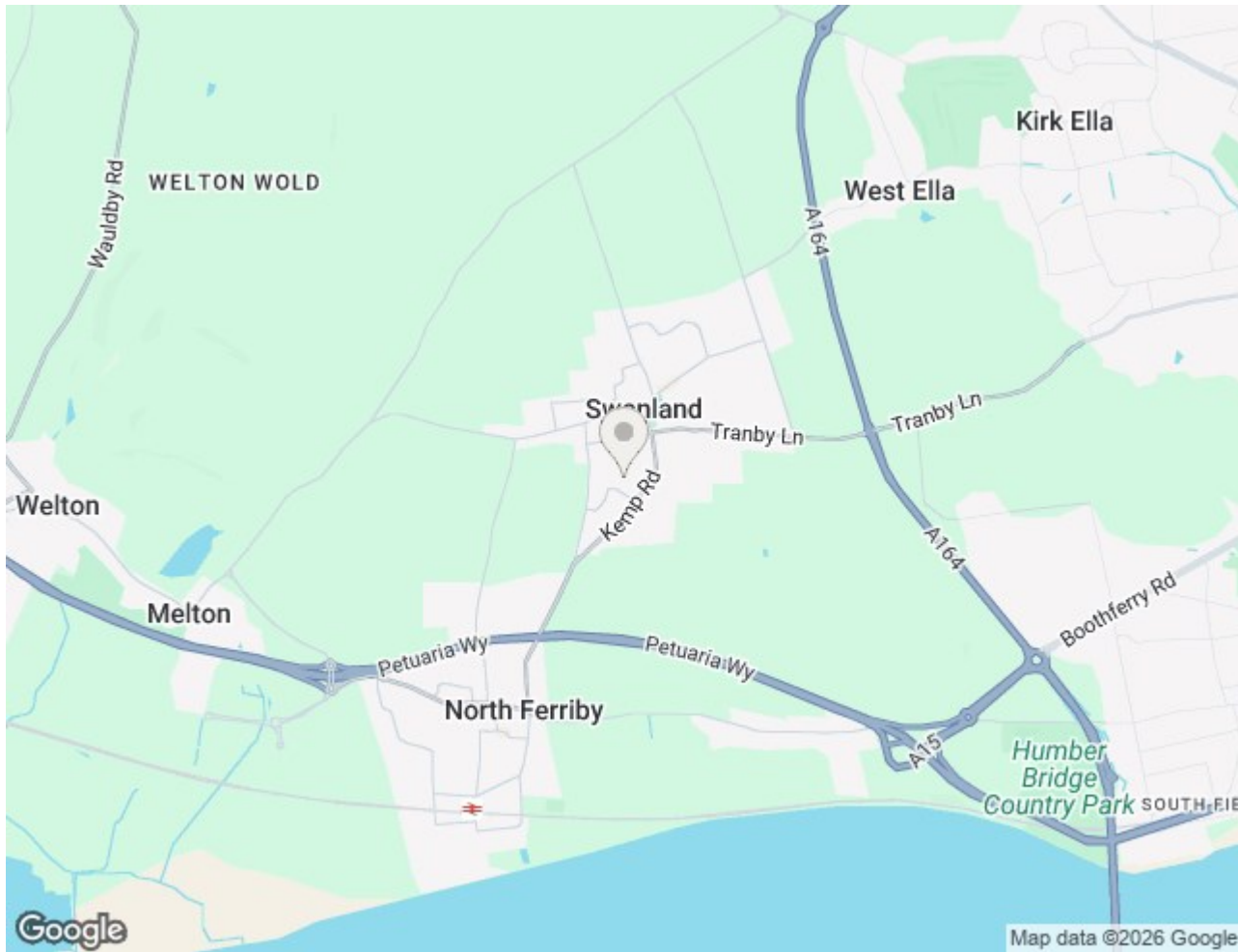
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are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







## 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>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

## Environmental Impact (CO<sub>2</sub>) Rating

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