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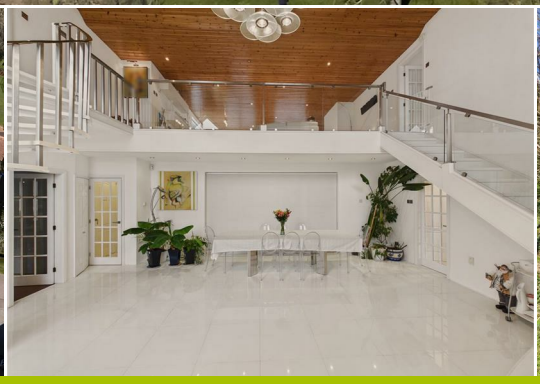
Limb
MOVING HOME



14 Croft Park, North Ferriby, East Yorkshire, HU14 3JX

- Impressive Detached Residence
- Stunning River Views
- Over 4,000 Sq Ft & 0.67 Acre Plot
- 4 Beds/4 Baths
- Indoor Swimming Pool
- Exclusive Location
- Council Tax Band = G
- Freehold / EPC = D

£825,000

INTRODUCTION

A Substantial Residence of Exceptional Proportions

Occupying a prominent, elevated position within the exclusive setting of Croft Park, this detached property stands in established grounds of approximately 0.67 acres. The accommodation, which extends to over 4,000 sq ft, offers a sense of scale and privacy that is synonymous with this highly regarded North Ferriby address.

The interior is characterized by its generous proportions and a versatile layout. A spacious entrance reception with a vaulted ceiling serves as the heart of the home, featuring both a formal staircase and a feature spiral staircase. These lead to a galleried mezzanine living area and bar, which opens onto a private balcony overlooking the rear garden—an ideal space for entertaining or quiet relaxation.

The ground floor provides a highly flexible arrangement of rooms, including a snug, dedicated office, and a cinema room, alongside two conservatories. A notable feature is the indoor heated resistance swimming pool suite with an adjoining shower room.

While the property offers a significant and functional footprint, it now presents a clear opportunity for a new owner to undertake a program of cosmetic updating and refinement. The extensive grounds include a circular driveway to the front with a central lawn, while the rear and side gardens enjoy a southerly aspect. Due to its elevated position, the property enjoys far-reaching views across to the River Humber from both the house and the gardens.

LOCATION

Croft Park is an exclusive residential cul-de-sac situated off Woodgates Lane, North Ferriby. North Ferriby is one of the most distinguished villages in the East Riding, nestled on the northern bank of the Humber Estuary. It offers an exceptional quality of life, celebrated for its community spirit, surrounding landscapes, and stunning riverside views. Together with the nearby villages of Swanland and Melton, the area provides a highly desirable residential environment that perfectly balances a peaceful village lifestyle with immediate access to modern conveniences.

The local infrastructure is excellent, catering to both daily needs and leisure. The village heart features an impressive church and there are a variety of independent shops, a convenience store, and charming local cafés, alongside the popular Duke of Cumberland pub. Residents benefit from being just minutes away from more extensive amenities in nearby Hessle and Willerby, while the scenic riverside walkways and the village hall and local village social club offer fantastic opportunities for recreation and community engagement.

The village is home to the well-regarded North Ferriby Primary School, known for its strong community links. For secondary education, the village falls within the catchment for the well-regarded South Hunsley School and Sixth Form College, with prestigious independent options, including Hymers College, Tranby, and Pocklington School, also within easy reach.

North Ferriby provides superb regional connectivity, particularly for those who commute by rail or road. The village features its own railway station with regular services to Hull, Leeds, York, and Sheffield. For motorists, the A63 is immediately accessible, providing a direct link to Hull or the M62 corridor and the national motorway network, ensuring effortless travel across the region.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 8 miles
- Beverley (Historic Market Town): Approx. 11 miles
- York: Approx. 33 miles
- Leeds: Approx. 53 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 floorplan included in these particulars.

Residential entrance doors to:

ENTRANCE HALL

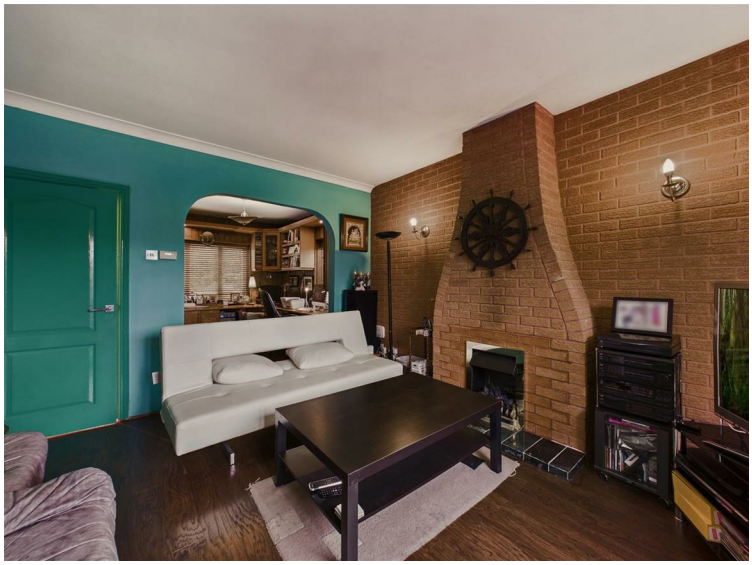
With coat cupboard and tiled floor.

ENTRANCE RECEPTION

A generous and welcoming introduction to the home, this expansive space features a practical tiled floor and a vaulted ceiling that enhances the sense of volume. The dual access to the first floor—via both a formal staircase and a feature spiral staircase—serves as the central hub from which the rest of the ground floor accommodation flows.

SNUG

With flame effect electric fire and window to the front elevation. Opening through to the home office.



HOME OFFICE

With fitted furniture including a desk and cupboards. Windows to the side and rear elevations.

INNER HALL

CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin. Tiled floor and window to rear.

KITCHEN

The kitchen is fitted with a comprehensive range of base and wall units, complemented by granite worktops and a central breakfast bar. Practical features include a one-and-a-half bowl sink and drainer with mixer tap, a NEFF oven and microwave, and a versatile six-ring hob (comprising two gas and four electric rings). There is plumbing for a dishwasher, housing for an American-style fridge/freezer, and a tiled floor throughout.

UTILITY

With fitted units, sink and drainer and plumbing for a washing machine and dishwasher plus space for a dryer.

REAR LOBBY

External access door to rear.

BOILER ROOM

SIDE CONSERVATORY

With tiled floor, wall mounted electric heater and enjoying views over the humber.

CINEMA ROOM

With patio doors to the garden and views across the humber. A projector and screen are included.

REAR CONSERVATORY

With doors leading to the pool complex. French doors open out to the rear garden.

SWIMMING POOL COMPLEX

With heated resistance pool and dehumidifier.

GROUND FLOOR SHOWER ROOM

With modern suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C.

FIRST FLOOR

GALLERIED LIVING ROOM & BAR

The staircases lead to a substantial mezzanine lounge that overlooks the entrance reception. This social space includes a fitted bar and provides access to a private, westerly-facing balcony that enjoys views over the rear garden. There are also stunning views of the river Humber from the bar window.

BAR AREA

VIEW FROM GALLERIED LIVING AREA

BEDROOM 1

With fitted wardrobes and windows to the front affording views across the Humber.

DRESSING ROOM

With fitted wardrobes and patio doors with balcony offering views across the Humber.

EN-SUITE BATHROOM

With suite comprising a bath, shower enclosure, fitted cabinets with wash hand basin, low flush W.C. and bidet. Tiled floor, heated towel rail and window to rear.

BEDROOM 2

With fitted wardrobes and window to the front elevation.

BATHROOM

With suite comprising a bath, shower enclosure, wash hand basin atop a vanity unit, low flush W.C., bidet, tiling to walls and floor, heated towel rail and window to rear.

BEDROOM 3

With fitted wardrobes and window to rear.

EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, wash hand basin and low flush W.C. Window to rear.

BEDROOM 4

With fitted wardrobes and window to front.

OUTSIDE

The property is set well back from the exclusive Croft Park roadway, making a grand first impression. A sweeping circular driveway provides extensive parking and leads directly to the integrated double garage. This driveway frames a beautifully maintained central island featuring a neat lawn and an ornamental water feature, bordered by lavender and topiary shrubs. A tall, mature coniferous hedge provides a high degree of privacy from the neighboring properties.

The expansive grounds extend to approximately 0.67 acres, wrapping around the house to the side and rear. The rear garden enjoys a highly coveted south westerly aspect, maximizing the sunlight throughout the day. It features a large, paved patio area, directly accessible from the cinema room and one of the conservatories, creating an ideal setting for al fresco dining and outdoor entertaining. Beyond the patio, the garden is predominantly laid to a well-kept lawn, interspersed with a varied selection of mature trees and established shrubs that provide a natural, private screen.

A defining characteristic of this property is its elevated position. The grounds offer captivating, far-reaching views across the River Humber and the surrounding landscape—vistas that can be appreciated not only from the extensive gardens but also from several vantage points within the house itself, particularly the private balcony off the first-floor mezzanine lounge. The property stands as a substantial, established residence within its plot, surrounded by natural greenery and offering a sense of privacy and scale.

SIDE PATIO & GARDEN

REAR VIEW

HEATING

The property has the benefit of underfloor heating throughout with the exception of the two conservatories and the cinema room. The side conservatory has a wall mounted electric heater. The rear conservatory has a radiator. The cinema room has feature wall mounted electric heaters.

GLAZING

The property has the benefit of uPVC 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, 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

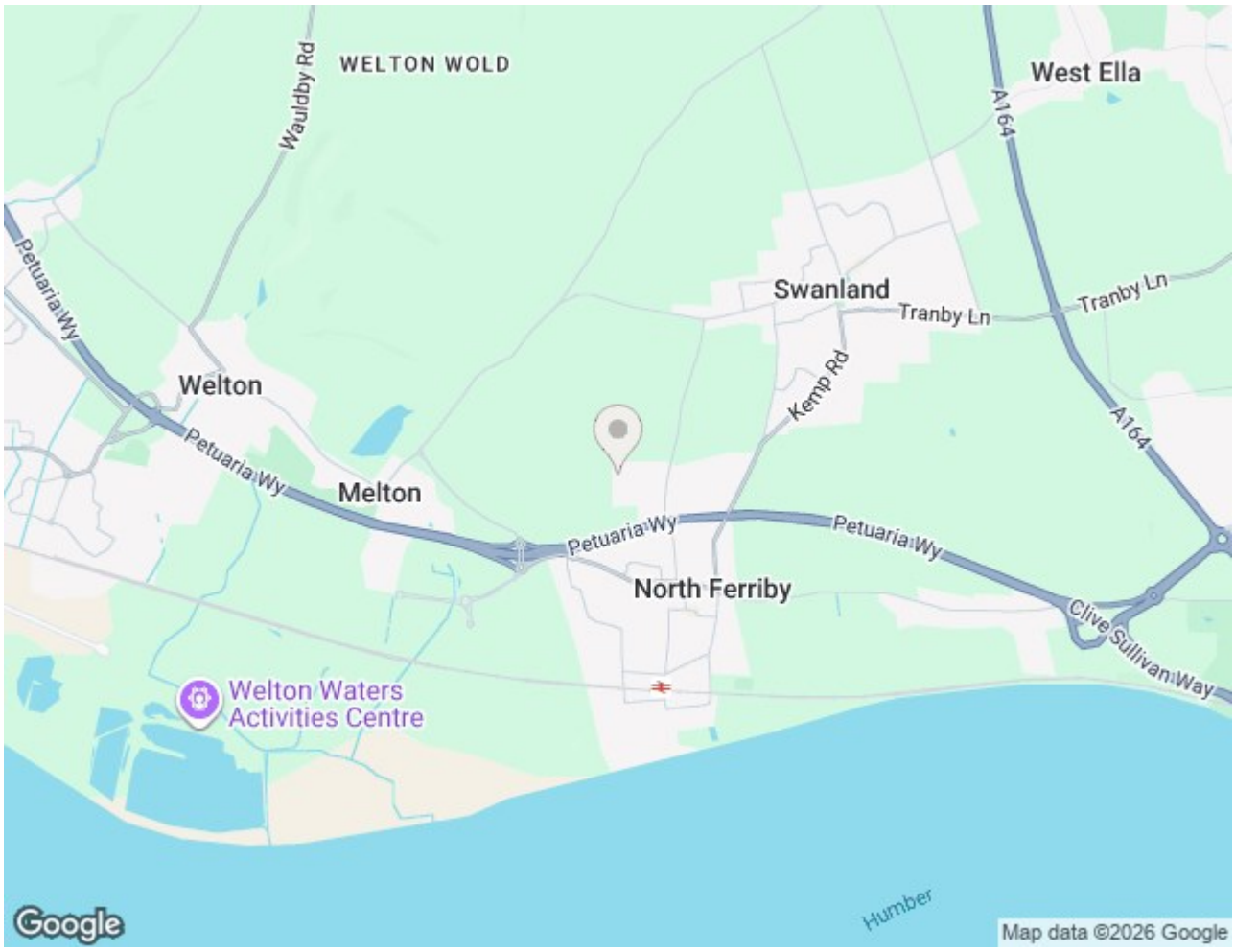
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware 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.



Approximate total area(1)

2405 ft²

223.6 m²

Reduced headroom

16 ft²

1.5 m²

(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.

GIRAFFE360

Approximate total area(1)
1701 ft²
158.1 m²

Reduced headroom
8 ft²
0.7 m²

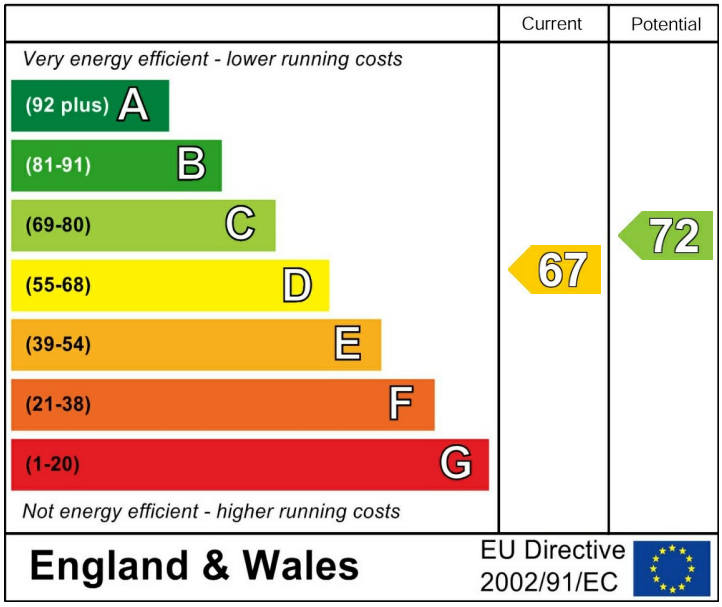
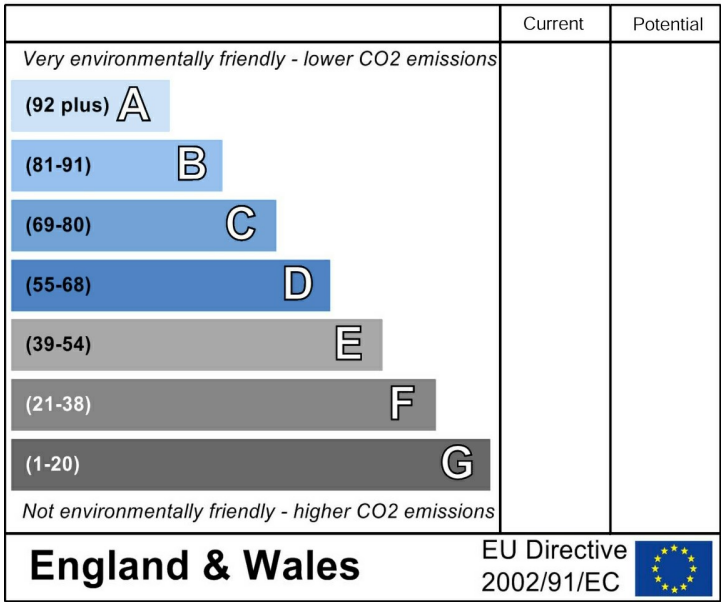
(1) Excluding balconies and terraces

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.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating