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**Limb**  
MOVING HOME



*26 Packman Lane, Kirk Ella, East Yorkshire, HU10 7TL*

📍 Beautiful Detached House

📍 Stunning 1/2 Acre plot

📍 Currently 5 Bedrooms

📍 Council Tax Band = G

📍 Character & Period Features

📍 Prestigious Location

📍 Opposite Golf Club

📍 Freehold/EPC = D

**£835,000**

## INTRODUCTION

An exceptional Arts and Crafts-inspired detached residence, occupying a magnificent plot of approximately half an acre in one of the area's most prestigious and sought-after locations. Perfectly positioned along the highly regarded Packman Lane, this elegant home enjoys a slightly elevated setting directly opposite Hull Golf Club and within easy reach of the charming village centre.

This impressive family home combines timeless character with generous proportions, offering accommodation rich in period features. The welcoming entrance hallway sets the tone, leading to a cosy sitting room with gas stove and a superb living room, where a striking picture window frames delightful views over the garden. The dining kitchen provides an ideal space for both everyday living and entertaining, with wide double doors opening onto the rear terrace. Practical elements are equally well considered, with two W.C.s, a utility room, and a side lobby/boot room.

To the first floor, five well-proportioned bedrooms are arranged around a central landing, including a particularly spacious principal suite complete with its own shower room. A family bathroom serves the remaining bedrooms.

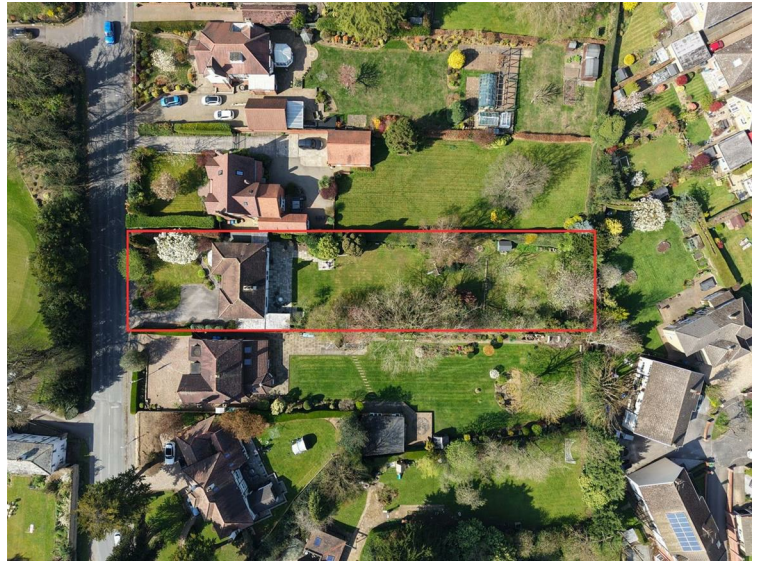
Outside the property is approached across a wide driveway flanked by a lawn and mature borders. There is a garage to one side of the house and a useful storage shed to the other. The rear garden is an absolute delight with a lawn stretching away from the paved terrace, all framed by mature borders including two magnificent camellia bushes.

Already an outstanding home, the property also offers significant potential for further extension, subject to the necessary consents, making it an exciting opportunity to create a truly bespoke residence of high value.

A rare offering in such a prime location, early viewing is highly recommended.

## LOCATION

The location of the property could not be more desirable being situated opposite the prestigious Hull Golf Club on Packman Lane within the beautiful village of Kirk Ella. Characterised by many stunning homes and historic cottages, Kirk Ella is clustered around its central church and public house being some 6 miles to the west of Hull City Centre. There is a highly regarded primary school within the village and secondary schooling available in the neighbouring village of Willerby. Kirk Ella also has a number of shops/amenities with a wider range available within the immediate surrounding areas including numerous supermarkets, high street brands and independent traders.



## ACCOMMODATION

Residential entrance door to:



## HALLWAY

A beautiful entrance hall with a stunning staircase having a pine balustrade leading up to the first floor, cupboard beneath.

## W.C.

With low level W.C. and wash hand basin.

## LIVING ROOM

A simply stunning room with triple aspect having windows to front, side and a large uPVC framed double glazed picture window providing a fabulous view of the rear garden. The fireplace recess houses a brick faced fireplace with open fire, TV point above.





## SITTING ROOM

An elegant room with deep "walk in" bay window to front elevation and gas fired stove fitted to the chimney breast.



## W.C.

Low Level W.C., wash hand basin, tiled floor, heated towel rail.

## DINING KITCHEN

Situated to the rear of the house with large picture window and double doors providing access out to the terrace. The room features a range of high gloss fronted units and quartz worksurfaces together with an undercounter one and a half sink plus mixer tap. There is a range cooker with extractor hood above integrated dishwasher, tiled floor with exposed timber floor to the dining area which has a period fire surround and cupboards to alcove.





### *UTILITY ROOM*

With plumbing for automatic washing machine and space for further appliances, Belfast style sink, wall mounted Ideal gas fired central heating boiler.

### *SIDE LOBBY*

With access points to both front and rear elevations. Also internal access to large storage shed.

### *FIRST FLOOR*

## LANDING

A beautiful landing with pine balustrade, stripped wood floor, window to front elevation. Within the landing are a series of pine fronted cupboards, access to roof void via pull down loft ladder.



## BEDROOM 1

A beautiful room with wide and deep bay window overlooking the front garden.



## EN-SUITE SHOWER ROOM

With shower cubicle, concealed flush W.C., wash hand basin, tiled surround and floor, heated towel rail.



## BEDROOM 2

A substantial double bedroom with a wide uPVC double glazed cantilevered bow window overlooking the rear garden. Feature period fire surround with cupboard to alcove.



## VIEW FROM BEDROOM 2



## BEDROOM 3

With cantilever style window overlooking the front garden. Wardrobe to corner.



## *BEDROOM 4*

A lovely room with period fire place, wardrobe to alcove and uPVC double glazed cantilever window looking straight down the rear garden.



## *BEDROOM 5/DRESSING ROOM*

A good single bedroom which is currently utilised as a dressing room with open hanging and shelving facilities. uPVC double glazed window to rear elevation.

## BATHROOM

With suite comprising bath, separate large shower cubicle, low level W.C., wash hand basin, tiled surround and floor, heated towel rail.



## OUTSIDE

Outside the property is approached across a tarmac driveway flanked by a lawn and mature borders. There is a garage to one side of the house and a useful storage shed to the other. The rear garden is an absolute delight with a lawn stretching away from the paved terrace, all framed by mature borders including two magnificent camellia bushes.





*REAR VIEW*



*GARDEN TO FRONT*



*HEATING*

The property has the benefit of gas fired heating to radiators.

*GLAZING*

The property has a combination of uPVC framed double glazing and remaining feature leaded single 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.







