

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*Cedar Wold, 2 Grange Park, Swanland, East Yorkshire, HU14 3NA*

- 📍 Stunning Property
- 📍 Beautifully Appointed
- 📍 6 Beds & 4 Ensuites
- 📍 Council Tax Band = G

- 📍 Indoor Heated Pool
- 📍 Gym & Games Room
- 📍 Prime Location
- 📍 Freehold/EPC = C

**£1,345,000**



## INTRODUCTION

This truly amazing property stands in mature grounds just off Kemp Road and provides some stunning Humber views. Substantial investment over recent years by the current owners has enhanced the property significantly and includes an extension, addition of a balcony, overall refurbishment and the addition of many attractive features which has created a beautiful home of real quality and appeal. Designed to enjoy the south facing aspect that the plot affords, the grounds extends to approx. 0.4 acre and are mainly lawned complemented by extensive patio areas all behind a gated entrance. The extensive accommodation includes a fabulous indoor heated swimming pool complex with a gym and games room. The main living accommodation is arranged around a breathtaking entrance reception having a glazed galleried landing above. Features include a quality breakfast kitchen and snug, day room, dining area, formal lounge, games room, downstairs bedroom suite and utility room. There are five bedrooms to the first floor, four of which are en-suite including a luxurious principal bedroom with aspects over the swimming pool and double doors leading to the balcony. In addition to which there is a stylish en-suite.

Outside the gates open to the long driveway approach which sweeps in front of the property and leads onwards to the detached double garage with automated entry doors. The gardens principally enjoy southerly and westerly aspects being mainly laid to lawn. There are patio areas to different part of the property in order to enjoy the sun at various points in the day. In all, a wonderful home which affords an enviable lifestyle set in one of the region's most prestigious locations.



## LOCATION

Grange Park is an exclusive cul-de-sac comprising a number of properties situated off Kemp Road, one of the areas most sought after addresses. The picturesque and highly desirable village of Swanland has an attractive centre where a number of shops can be found including a chemist and convenience store/post office. There are a number of amenities and recreational facilities such as a tennis and bowls club and children's playing field. The village also has a well reputed junior/primary school with secondary school available at nearby South Hunsley School in Melton. A number of public schools are also available. Convenience access is available to the A63 leading into Hull city centre to east and the national motorway network to the west. A mainline railway station lies approximately 15 minutes driving distance away in Brough which provides intercity connections.

## RECEPTION HALLWAY

25'10" x 13'2" approx (7.87m x 4.01m approx)

A simply stunning space which has an oak staircase with glass balustrade leading up to a galleried landing above. Upon entering there is picture window providing an aspect through to the swimming pool. Large cloaks cupboard to corner housing the "Control 4" home entertainment system.



## OPEN PLAN LIVING KITCHEN

34'2" x 17'0" approx (10.41m x 5.18m approx)

Narrowing to 13'2" approx.

This stunning open plan room provides views across the garden and double doors open to the patio area. The luxury kitchen is comprehensively fitted and features a grand island unit together with Corian work surfaces. Appliances include a 4 ring induction hob, separate griddle and wok hob, double extractor above, oven and combination microwave oven both with warming drawers, dishwasher and there is an American-style fridge freezer.

To one end of the room is a snug with wall mounted TV point and a log burner set to one corner. There is also a walk in storage room. Double doors open to the day room.





## SNUG AREA



## DAY ROOM

20'7" x 13'2" approx (6.27m x 4.01m approx)

Overlooking the garden and sliding doors opening out. An electric fire is housed on wall. Access to indoor pool complex.



## UTILITY ROOM

12'8" x 8'5" approx (3.86m x 2.57m approx)

Fitted units, sink and drainer and plumbing for a washing machine.





## DINING AREA

11'4" x 11'4" approx (3.45m x 3.45m approx)  
Velux windows allowing light to enter.



## LOUNGE

24'0" x 13'10" approx (7.32m x 4.22m approx)  
With picture windows overlooking the garden to the south. This cosy room is accessed from the entrance hall and also has double doors opening into the games room. Wall mounted electric fire and TV point above.



## GAMES ROOM

24'0" x 18'4" approx (7.32m x 5.59m approx)  
Great room with tiled floor, windows to south and west elevations, wine chiller.



## GROUND FLOOR BEDROOM

15'5" x 12'6" approx (4.70m x 3.81m approx)

With tiled floor, windows and external access door to side drive. There is a "walk in" cupboard situated off leading through to the plant room.



## CLOAKROOM

With low level WC and wash hand basin.

## GYM

12'3" x 11'3" approx (3.73m x 3.43m approx)

Access from the games room and swimming pool.





## INDOOR SWIMMING POOL AREA

50'7" x 26'9" approx (15.42m x 8.15m approx)  
Pluss recess with hot tub.

Pool measures approximately 10.5m x 4.9m and slopes down to a depth of approximately 2.5m.

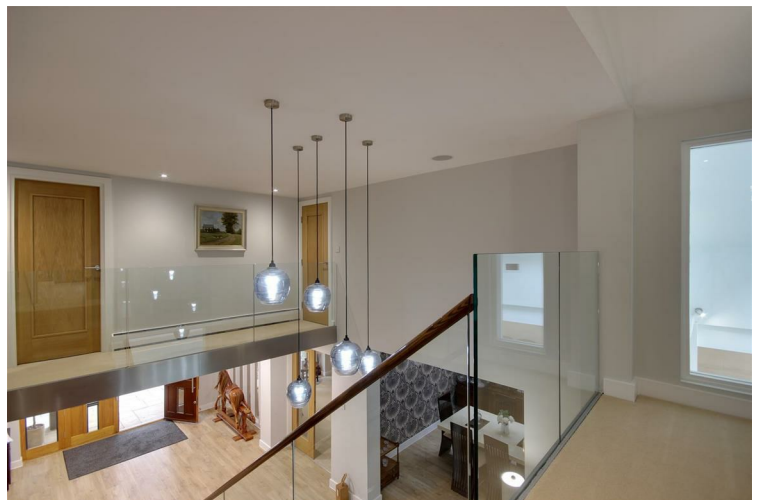
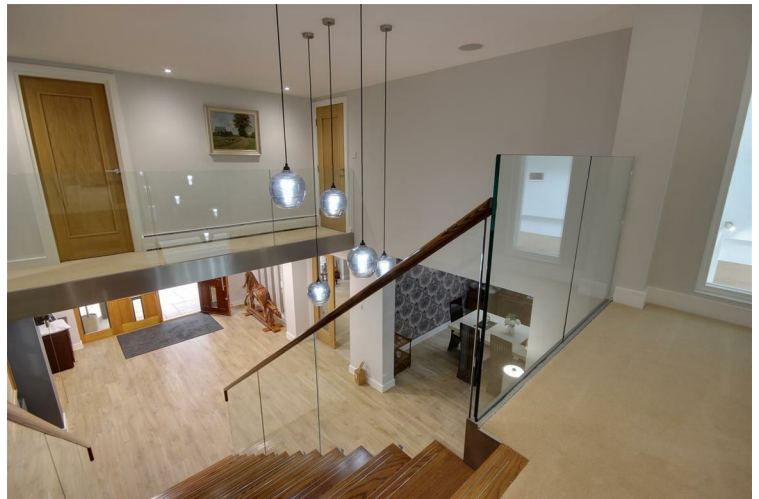
This superb space has a part vaulted ceiling with glazed window overlooking from the main bedroom. There are a series of Velux roof lights allowing light to flood in. There is also access available to the outside decked patio. There is the provision of a W.C., shower rooms and plant room.



## FIRST FLOOR

### LANDING

A wonderful space, (looking over the hallway) with glass balustrade. Double doors to:



## MAIN BEDROOM

27'2" x 15'9" approx (8.28m x 4.80m approx)

This stylish bedroom has a window looking into the pool area and a pair of quality double doors leading out to a large balcony which provides great views towards the Humber Bridge.

There are also "his and hers" walk in wardrobes.



## VIEW OF THE POOL





## BALCONY



## ENSUITE

The ensuite is partially hidden from the bedroom area and comprises twin vanity wash hand basins and feature oval-shaped bath.



## SHOWER ROOM

There is a separate shower room with suite comprising shower, low level WC and bidet.



## BEDROOM 2

18'4" x 14'10" approx (5.59m x 4.52m approx)

An L-shaped room with double doors opening to a balcony providing some fabulous views towards the River Humber. Two built in cupboards, one being an airing cupboard with shelving.



## ENSUITE SHOWER ROOM

With suite comprising shower area, low level WC, wash hand basin and heated towel rail. Tiled walls, tiled floor with underfloor heating.



## BEDROOM 3/STUDY

11'9" x 10'5" approx (3.58m x 3.18m approx)

Window to side.





## ENSUITE SHOWER ROOM

With suite comprising shower cubicle, WC and wash hand basin.

## BEDROOM 4

13'7" x 10'8" approx (4.14m x 3.25m approx)

Built in wardrobes. Window to front elevation.



## ENSUITE SHOWER ROOM

10'8" x 9'8" approx (3.25m x 2.95m approx)

With suite comprising shower, low level WC and wash hand basin.



## BEDROOM 5

14'8" x 7'3" approx (4.47m x 2.21m approx)

High level window and internal window overlooking the swimming pool.

## OUTSIDE

Outside, the gates open to the long driveway approach which sweeps in front of the property and also leads onwards to the detached double garage. The gardens principally enjoy a southerly and westerly aspect, being mainly laid to lawn. An extensive patio wraps around the property.



## SERVICES

Mains gas, water and electricity and drainage are connected to the property.

## CENTRAL HEATING

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

## DOUBLE 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

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains, gym equipment and snooker table, are available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VALUATION SERVICE

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.

## AGENTS NOTE

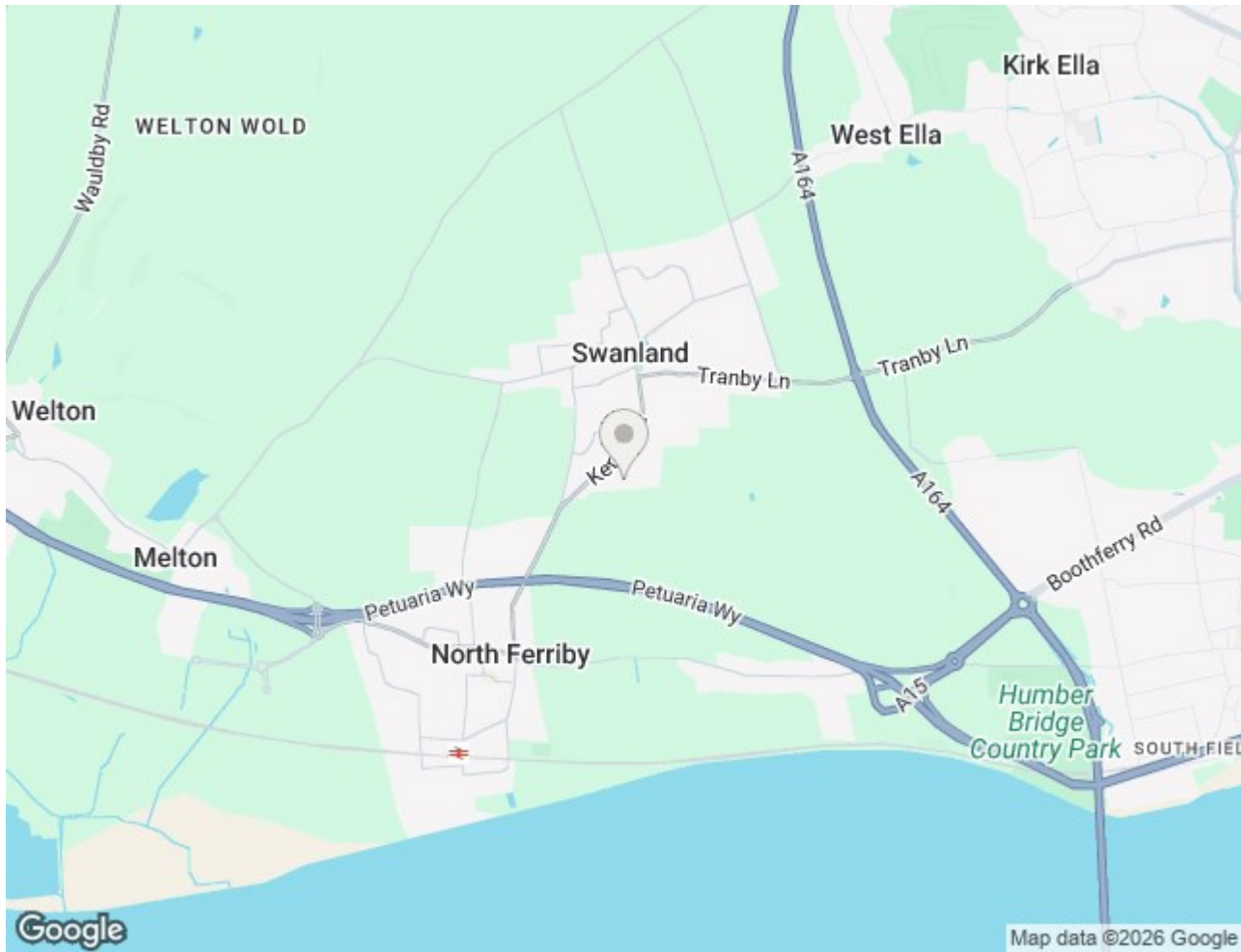
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew 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 Matthew 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.

## 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.

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Total area: approx. 548.2 sq. metres (5900.3 sq. feet)

## 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>                            | 79                         | 81                                                                                |
| (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 |  |