



**11**  
**Drovers Rise | Elloughton | HU15 1LN**

**Guide Price**  
**£565,000 - £575,000**



# 11 Drovers Rise, Elloughton, HU15 1LN

*GUIDE PRICE: £565,000 - £575,000 - An exceptional detached family home of considerable size, this outstanding property offers five spacious double bedrooms and enjoys a wonderful setting with far-reaching views from the rear elevation. From the upper floors in particular, there are attractive vistas across the village rooftops towards St. Mary's Church, Elloughton and the picturesque Brantingham Dale.*

*Providing around 2,300 square feet of well proportioned accommodation, the house is arranged over three levels and has been designed to offer both flexibility and practicality for modern family life. At the heart of the home is a superb fitted kitchen with ample space for dining and entertaining, opening directly into a comfortable sitting area and linking through to the principal reception room, creating an ideal arrangement for everyday living.*

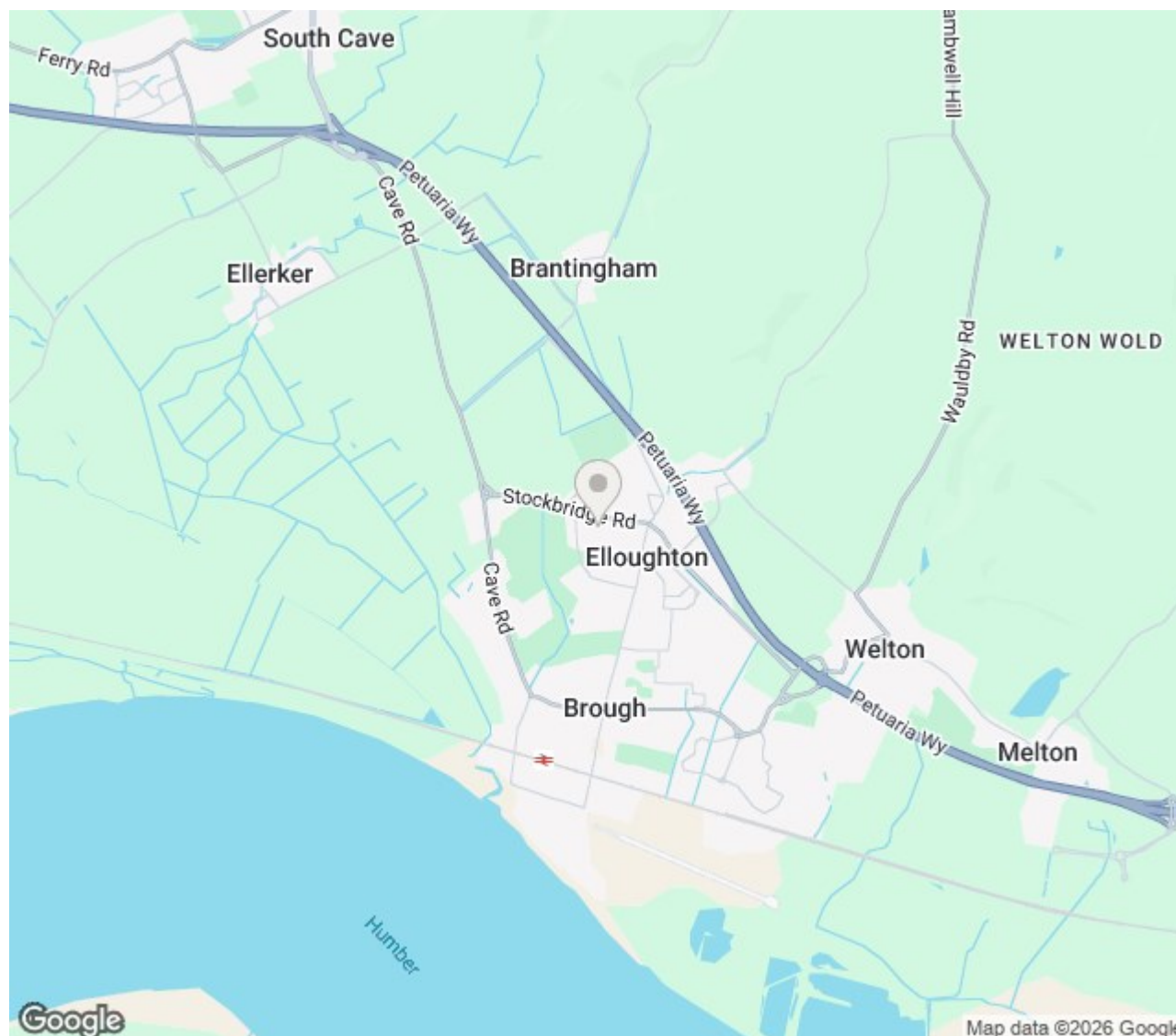
*All five bedrooms are well-sized doubles, with the principal bedroom complete with a walk-in wardrobe and a luxurious en-suite bathroom featuring both a bath and separate shower enclosure. The top floor accommodates two additional bedrooms together with a well-appointed bathroom, and both rooms take full advantage of the stunning outlook to the rear.*

*Externally, the front of the property offers extensive off-street parking and access to a large integral garage with remote-operated door. To the rear, the landscaped garden has been designed for both relaxation and entertaining, with a broad paved seating area immediately behind the house, a generous lawn, and a second terrace at the foot of the garden. This area is home to an attractive garden cabin and a gazebo.*



# Key Features

- Impressive Detached Residence
- 5 Double Bedrooms
- Large Lounge With Log Burner + Separate Snug
- Fabulous Elevated Views
- Principal Suite With Walk-In Wardrobe & En-Suite
- 2 Further Bathrooms + Cloakroom/WC
- Open Plan Dining Kitchen With Doors To The Rear Garden
- Delightful Rear Garden With Cabin
- Driveway Parking & Garage
- EPC = C / Council Tax = F



| 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>                            | 73                      | 79        |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |







## ACCOMMODATION

The spacious accommodation is arranged over three floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Stepping into the property through an residential entrance door, you are greeted by a spacious reception hall. A staircase rises to the upper floors, while a practical built-in cupboard beneath provides valuable everyday storage.

#### CLOAKROOM/WC

Conveniently positioned off the hallway and fitted with a low flush W.C. and pedestal wash hand basin.

#### LOUNGE

An outstanding main reception room of impressive proportions, ideal for both relaxing and entertaining. There is a large front-facing window, whilst a marble fireplace with matching hearth and inset log burning stove creates a warm and inviting focal point.

#### DINING KITCHEN

The dining kitchen is zoned into dedicated areas and features:

##### KITCHEN AREA

The kitchen is both stylish and practical, featuring an extensive range of fitted cabinetry complemented by elegant granite work surfaces. Integrated appliances include twin ovens, microwave, five-ring gas hob with concealed extractor, dishwasher and fridge freezer. Further features include a one and a half bowl sink with mixer tap, tiled flooring and a rear-facing window overlooking the garden.

##### DINING AREA

Perfectly designed with modern family living in mind, the dining area offers ample space for a large table and additional furniture. A fitted dresser provides useful storage, while double doors open onto the rear terrace, creating a seamless connection between the indoors and outside entertaining space.

### FIRST FLOOR

#### LANDING

A generously proportioned landing with built-in bookcase and shelving, providing excellent storage. A further staircase leads to the second floor accommodation.

#### BEDROOM 1

A superb principal bedroom of exceptional size, positioned to the front of the property. A substantial walk-in wardrobe area with extensive hanging space and shelving adds to the practicality of this impressive suite.

#### EN-SUITE

Beautifully appointed and comprising a low flush W.C., fitted vanity furniture with inset wash basin, spa bath, separate shower enclosure, built-in toiletries cupboard, tiled walls and a heated towel rail.

#### BEDROOM 2

A well-proportioned double bedroom with pleasant views over the rear garden.

#### BEDROOM 3

Another generous double bedroom, situated to the front elevation and benefiting from a range of fitted wardrobes and storage cupboards.

#### BATHROOM

Stylishly fitted with a shaped bath, contemporary walk-in shower with glazed screen, vanity unit with inset wash basin, low flush W.C., tiled finishes and a heated towel rail.

### SECOND FLOOR



















#### LANDING

With access to the accommodation at second floor level, there is also a useful storage cupboard.

#### BEDROOM 4

A spacious bedroom with two rear-facing windows that capture far-reaching views across neighbouring rooftops towards Elloughton and Brantingham Dale.

#### BEDROOM 5

Another excellent double bedroom featuring fitted cupboards and attractive elevated views to the rear.

#### BATHROOM

Fitted with a bath, wash hand basin and low flush W.C., with complementary tiled surrounds.

#### OUTSIDE

To the front of the property, extensive block paving provides excellent off-street parking for several vehicles. The rear garden is ideal for both family life and entertaining, with a paved terrace adjoining the house and steps descending to a large lawn. At the far end of the garden, a further paved seating area incorporates an impressive insulated garden cabin, complete with power, lighting and Wi-Fi connection. A gazebo to the opposite corner provides a wonderful place to relax and enjoy the surroundings.

#### INTEGRAL GARAGE

Accessed via an automated up and over door and also internally from the kitchen, the garage is fitted with storage units and incorporates plumbing for a washing machine together with a sink and drainer, making it a perfect utility space. A newly installed (May 2026) boiler is wall mounted.

#### GENERAL INFORMATION.

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

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of PVC double glazed frames.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

#### TENURE

We understand that the property is Freehold.

#### VIEWINGS.

Strictly by appointment with the sole agents.

#### AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





**VIRTUAL STAGING.**

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

**MORTGAGES.**

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances. We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

**THINKING OF SELLING?.**

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

**AGENT NOTES.**

Philip Bannister & Co.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

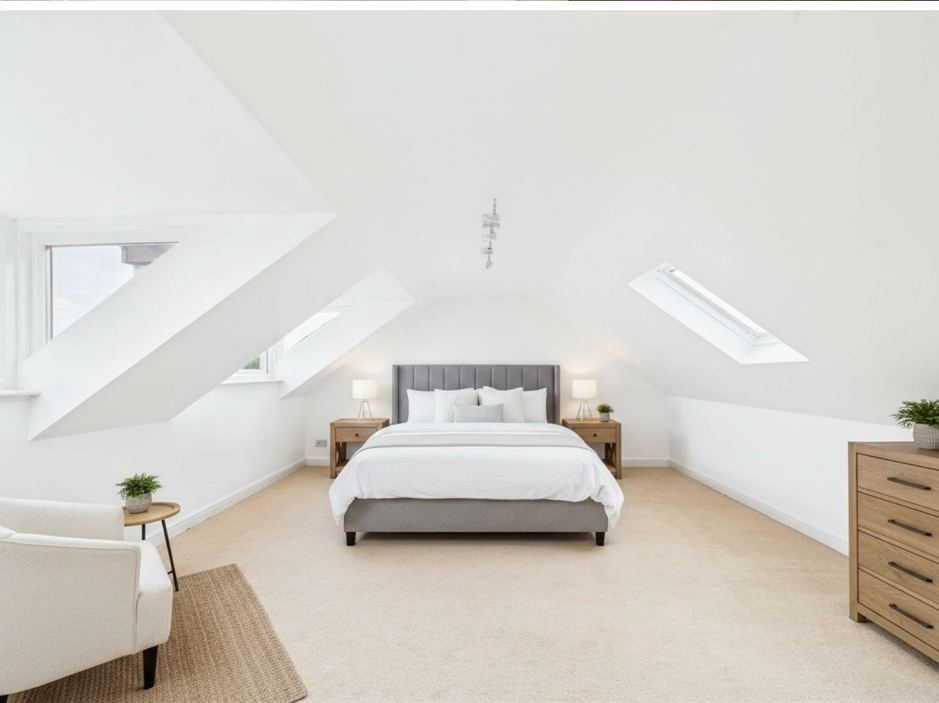


other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.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.

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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





























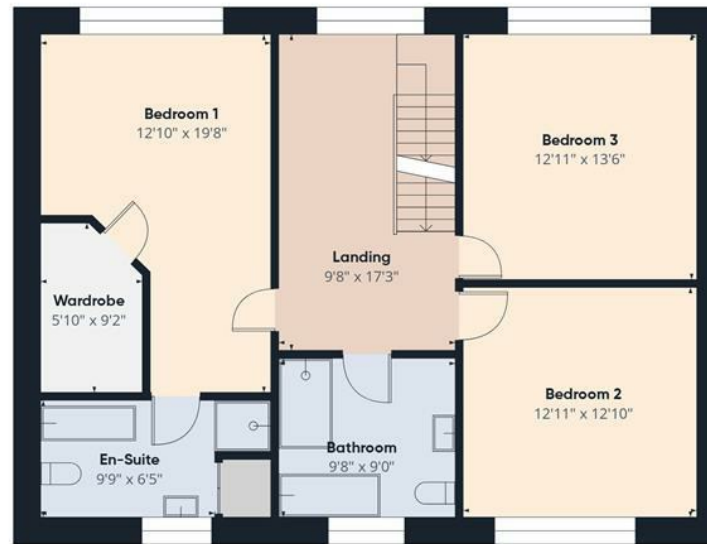




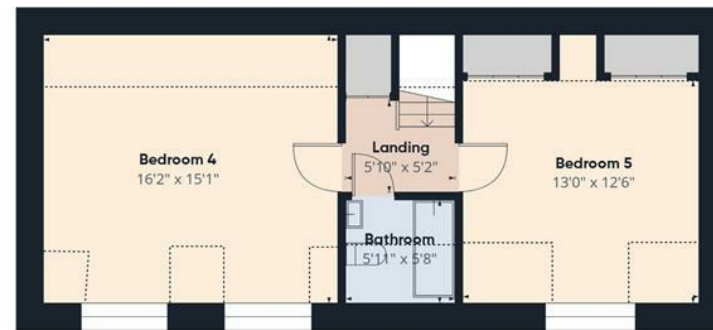




Ground Floor



First Floor



Floor 2



Approximate total area<sup>(1)</sup>

2547 ft<sup>2</sup>

Reduced headroom

150 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Philip**  
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Estate & Letting Agents

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