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Limb
MOVING HOME



Manor Farm House, 12 Dale Road, Elloughton, East Yorkshire, HU15 1HY

- 📍 Beautiful Ex Farmhouse
- 📍 Fine Period Features
- 📍 Extended Accommodation
- 📍 Council Tax Band = G
- 📍 4 Bedrooms
- 📍 0.42 Acre
- 📍 Close to Elloughton Dale
- 📍 Freehold/EPC = D

£750,000

INTRODUCTION

Welcome to Manor Farm House, an exceptional Grade II listed residence situated in the highly sought-after village of Elloughton, nestled at the foot of the picturesque Elloughton Dale on the southern edge of the Yorkshire Wolds. Believed to have origins in the 18th century, this distinguished former farmhouse beautifully combines its rich heritage with the comforts and conveniences of contemporary family living.

Extending to almost 3,500 sq. ft. across two floors, the property showcases an abundance of character and period charm, including elegant sash windows with chamfered reveals, a striking pilastered entrance, and a graceful staircase. Thoughtfully enhanced over the years, Manor Farm House offers extensive yet manageable accommodation, perfectly suited to modern lifestyles.

Occupying a generous plot of approximately 0.42 acres, the property enjoys an impressive frontage to Dale Road. A cobbled pathway, bordered by fragrant lavender, leads to the welcoming entrance, while ample parking and a separate gated access provide convenient entry to the attached garage and rear grounds. The beautifully landscaped rear garden has a sunny south westerly aspect and is predominantly laid to lawn, complemented by paved seating areas and established cottage-style planting, creating a delightful outdoor setting.

The accommodation is both elegant and practical, featuring three charming reception rooms to the front of the house, including a superb living room centred around an impressive Inglenook fireplace with a log-burning stove. At the heart of the home lies a spacious living kitchen, designed for everyday family life and entertaining alike, with direct access to the rear garden. Supporting facilities include a cloakroom/W.C., a substantial utility room, an additional cloak/shower room, and a lobby leading to the attached garage.

A lovely first-floor landing provides access to four generous double bedrooms, a luxurious family bathroom, and a separate shower room. The principal bedroom benefits from its own en-suite shower room. A further staircase, adjacent to the kitchen leads to an attic room, offering excellent storage and potential for future enhancement, subject to any necessary consents.



LOCATION

The property is situated at the bottom end of a "no through" road section of Dale Road, which was intersected many years ago by the building of the A63 dual carriageway which runs to the property's side south western boundary. There is therefore no passing traffic and a footpath provides pedestrian access straight into the village centre. Whilst the property has some road nuisance from the adjacent A63, it enjoys a semi rural feel with immediate access into Elloughton Dale and the surrounding beautiful countryside, popular with walkers and nature lovers.

Elloughton is an established and highly sought-after, prestigious village, some 10 miles to the west of Hull. It offers an exceptional quality of life, and a lovely community atmosphere. Together with the neighbouring town of Brough, the area provides a secure and welcoming environment that remains one of the region's most desirable addresses catering for the needs of all.

The village offers a practical lifestyle with a range of local services designed for convenience. Residents enjoy the community feel of the local pubs, and the area is well-served by a variety of independent shops and facilities, supermarkets, and recreational opportunities.

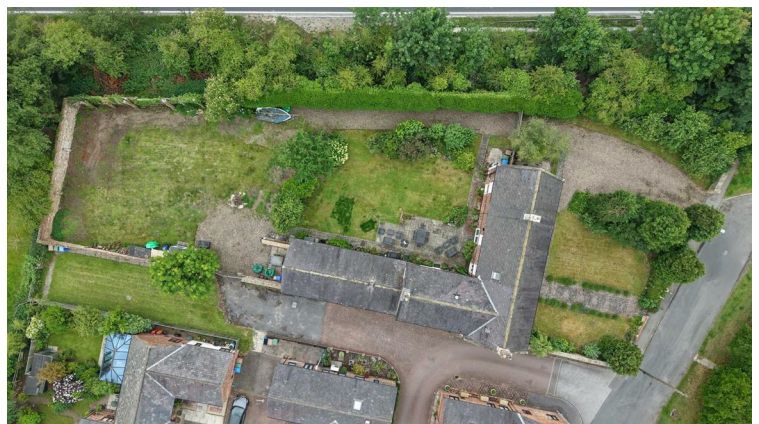
Education is a significant draw for families, with the village being home to the well-regarded Elloughton Primary School. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College in nearby Melton. Furthermore, prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach, ensuring excellent educational choices for all age groups.

Elloughton provides superb regional connectivity, making it an ideal base for many. The village sits in a prime position for access to the A63, which connects directly to the M62 motorway network and Hull city centre. For rail travel, the nearby station at Brough provides regular services to Hull, Leeds, and London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 11 miles
- Beverley: Approx. 10 miles
- York: Approx. 29 miles
- Leeds: Approx. 49 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.



AGENTS NOTE

Overall, the property stands in a site of 0.42 acre. It is understood that the rear section of garden, which has a part walled surround, and access via automated gates from Granary Court to the side, is indeed held on a separate title but forms part of the 0.42 acre to be conveyed. It may provide some future potential for development, subject to appropriate permissions.

GRADE II LISTED

The property lies within the attractive Elloughton Dale Road conservation area and due to its historic and architectural interest has a prestigious Grade II listing. Such a listing is awarded to properties that are worthy of retaining their historic identity and integrity defining this as a truly special home. Owners require Conservation Officer consent for extension and certain alterations.

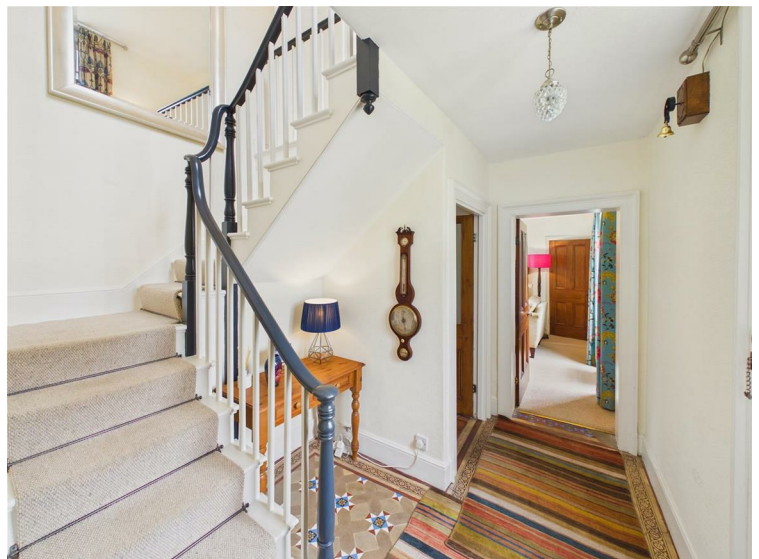
ACCOMMODATION

Residential entrance door within a pilastered doorcase to:



ENTRANCE HALLWAY

A beautiful period hallway with elegant staircase leading to the first floor off and mosaic tiled floor. A door leads through to an inner hallway and access also provided to the dining room and living room.



LIVING ROOM

A stunning room with an impressive half height brick faced Inglenook fireplace with a log burner sat up on a quarry tiled hearth. Chamfered sided sash window to front with working shutters, double glazed double doors opening out onto the rear terrace.



STUDY

A lovely room with sealed unit double glazed windows to rear and side elevations together with a sash window to the front complete with secondary glazing. There is a tiled fireplace and a useful alcove to one corner, ideal for storage etc.



DINING ROOM

An atmospheric room with chamfered sided sash window to front, complete with shutters. Feature ornate fire surround cast and tiled fireplace housing a living flame gas fire upon a tiled hearth.



W.C.

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

REAR LOBBY

Attractive tiled floor, interconnecting the main living rooms to the kitchen. There is also a door leading out to the rear terrace. A pretty pine doors and shelf front the understairs cupboard. A further staircase leads up to the attic room.

LIVING KITCHEN

A great sized family kitchen, which has at its centrepiece, a gas fired aga. There are modern fitted units with quartz surfaces and a matching island on rollers. Features also include a contemporary oven, undercounter sink with mixer tap providing filtered/cold and boiling water, dishwasher, space for a fridge freezer and dresser cupboard. There is a sealed unit double glazed window to rear and stable style door providing access out to the garden. To one side, is a feature sash window with pulley system shutters. The tiled floor has underfloor heating.



UTILITY ROOM

A very useful room with fitted Belfast style sink, plumbing facilities, plenty of room for appliances, wall mounted gas fired central heating boiler, door to rear.

INNER LOBBY

With access through to the garage.

CLOAKS/SHOWER ROOM

With wash hand basin, W.C., and shower area.

FIRST FLOOR

LANDING

An elegant landing with a chamfered sided sash window to front elevation.



BEDROOM 1

A lovely bedroom with chimney breast housing a feature cast fireplace flanked by wardrobes to either alcove. Chamfered sided sash window to front elevation.



EN-SUITE SHOWER ROOM

With modern comprising wash hand basin, concealed flush W.C., walk in shower area with multi-jet shower system, tiling to walls and floor, toiletry cupboard, underfloor heating.



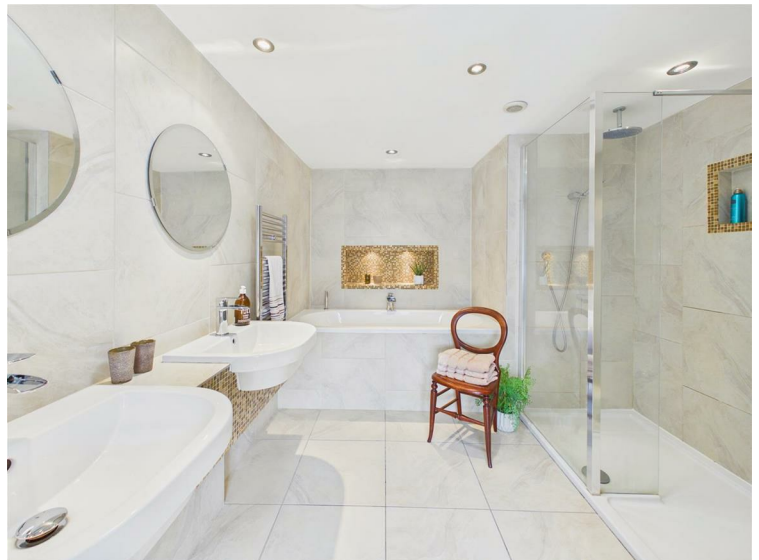
BEDROOM 2

A spacious double bedroom with sash window to side elevation and uPVC framed double glazed window to rear. Feature cast grate to chimney breast, cupboard to corner. Situated adjacent to the bathroom.



BATHROOM

A simply stunning bathroom with suite comprising concealed W.C., bidet, large shower area with rainhead and hand held shower system, bath with tiled display neesh to back and twin wash hand basin upon a fitted plinth. Attractive tiling to walls and floors, heated towel rail and underfloor heating.



REAR LANDING

With sash window overlooking the garden.



BEDROOM 3

A double bedroom with sash window to front elevation.



BEDROOM 4

Accessed from either the landing or bedroom three. Cast fireplace and chamfered sided sash window to front elevation.



VIEW FROM BED 4



SHOWER ROOM

With low level W.C., wash hand basin and cabinet, corner shower cubicle. Sash window to rear elevation.

SECOND FLOOR

A staircase leads from the side of the kitchen up to an attic room, ideal for storage or affording further potential.

OUTSIDE

The property has a wide frontage to Dale Road at the "no-through" end of its northern section. A low brick wall with brick pillars extends to the front and a gravelled driveway provides parking for numerous vehicles. The driveway itself progresses beyond the house down one flank of the property. It is worth noting that there is a further access point off Granary Court, a lane which runs to the side. These automated gates open to the rear of the property, providing further parking and access to the garage. The approach to the front door is across a cobble set path flanked by lavender bushes and lawns. The rear garden is a delight, having a sunny south westerly aspect, paved and cobbled patio areas with lawns beyond and mature borders which provide seclusion. There is also a further garden section, being part walled, which forms part of the sale (and within the overall 0.42 acre), however is currently on a separate title.



PATIO AREA



FRONT VIEW



REAR VIEW



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has majority single glazing enhanced with a selection of double glazed units to the rear elevation.

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 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.

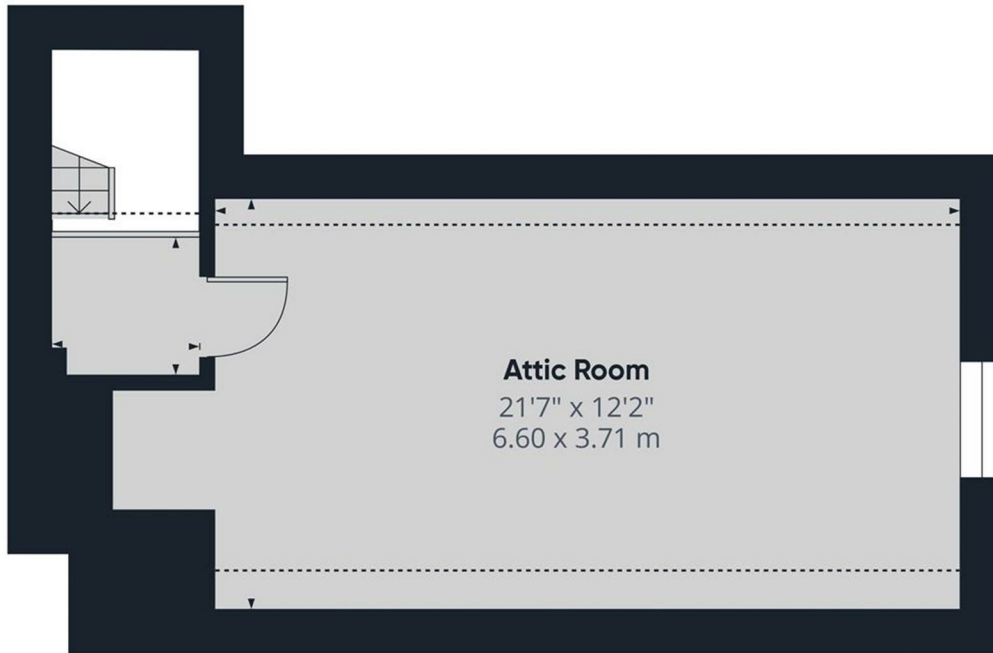
PROPERTY TO SELL?

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.









Floor 2



Approximate total area^m

292 ft²
27.2 m²

Reduced headroom

44 ft²
4.1 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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