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**Limb**  
MOVING HOME



*Bartram House, 9 Cowgate, Welton, East Yorkshire, HU15 1NB*

- 📍 Period Georgian Property
- 📍 Beautifully Appointed
- 📍 3 Good Bedrooms
- 📍 Council Tax Band = E
- 📍 Large Living Room
- 📍 Attractive Rear Garden
- 📍 Double Garage
- 📍 Freehold / EPC = D

**£365,000**

## INTRODUCTION

This simply stunning period Georgian property has been lovingly refurbished by the current owner to create a wonderful home of both character and great appeal. Originally part of a former farmhouse which, in time gone by, has been divided into what are now 2, semi detached houses. This beautiful property stands in a prominent position close to Welton's picturesque village centre. With its very well proportioned accommodation, early viewing is strongly recommended to appreciate the features that this home affords which also, unusually, includes double garaging to the rear plus parking. The layout is depicted on the attached floorplan and briefly comprises of an entrance hall, large living room, stunning dining kitchen, and rear lobby. On the first floor are 3 good sized bedrooms and a stylish bathroom. Outside, a gravelled path leads up to the front door and is flanked by a lawned garden with feature monkey puzzle tree and attractive brick wall. To the rear, there is a good sized westerly facing garden, again mainly lawned, complimented by stocked borders. At the bottom of the garden, a door opens to a double garage which is accessed by vehicles from the cul-de-sac of Bartrams and also provides parking.

## LOCATION

The property lies within the conservation area of the stunning Welton village with its picturesque centre clustered around the beautiful 11th century St Helen's church and pond with a stream running down from Welton Dale. The village of Welton lies at the foot of the Yorkshire Wolds, some 10 miles to the west of Hull city centre. The property is ideal for the commuter as it provides immediate access to the A63 leading into Hull city centre to the east or the national motorway network to the west. There is also a mainline railway station with a regular service to London's Kings Cross situated in the neighbouring village of Brough. Good shopping including several supermarkets, well reputed schooling and general amenities are available in the surrounding area and the location is a gateway to many beautiful countryside walks. Primary schools are located in Welton and Brough with the highly regarded secondary school South Hunsley in the neighbouring village of Melton. Private schooling is also available in the area including Hymers College, Tranby and Pocklington. The village also has a public house, The Green Dragon, which serves food, has accommodation and is reputed to have a connection with Dick Turpin, the infamous highwayman.

Hull - 10 miles approx.

York - 31 miles approx.

Leeds - 51 miles approx.

## ACCOMMODATION

Residential entrance door to:



## ENTRANCE HALL

Internal door to living room.



## LIVING ROOM

A simply stunning twin aspect room with deep chamfered reveal windows both with fitted sash windows to front and rear elevations. The focal point of the room is an impressive pillared fire surround with marble hearth housing an inset log burner. There is a further deep reveal window to the rear.



## DINING KITCHEN

The heart of the house, this dining/living kitchen has been comprehensively re-fitted in recent times with a stunning range of units and contrasting quartz worksurfaces complete with large undercounter sink and mixer tap. Features also include an integrated NEFF oven with NEFF combination microwave above, induction hob with concealed extractor over, larder fridge freezer, and dishwasher. Deep chamfered reveal sash window to front elevation, further window to side.



## REAR LOBBY

Access out to the rear garden. Staircase leading up to the first floor.

## UNDER-STAIRS CUPBOARD

With plumbing for automatic washing machine.

## FIRST FLOOR

## LANDING

A really attractive landing with light flooding in from 3 sash windows.

## BEDROOM 1

A very appealing room with fitted wardrobes and chamfered edged window reveal to front with sash window.



## BEDROOM 2

Another double bedroom with fitted wardrobing, chamfered edge window reveal with sash window.



## BEDROOM 3

A great sized room with fitted furniture comprising of desk, drawers and cupboards. Chamfered reveal exposing sash window to front.



## BATHROOM

Attractive suite with shaped bath with mixer tap and handheld and rain head shower system above, glazed screen, beautiful fitted cabinet with inset wash hand basin with quartz top and concealed flush WC, classic heated towel rail, attractive tiling, cupboard to corner housing lagged hot water cylinder. Access to roof void.



## OUTSIDE

Outside, a gravelled path leads up to the front door and is flanked by a lawned garden with feature monkey puzzle tree and attractive brick wall. To the rear, there is a good sized westerly facing garden, again mainly lawned, complimented by stocked borders. At the bottom of the garden, a door opens to a double garage which is accessed by vehicles from the cul-de-sac of Bartrams and also provides parking.



*REAR VIEW*



*VIEW TO FRONT*



## *GARAGE*



## *HEATING*

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

## *GLAZING*

The property is single glazed, the majority being period sash style windows.

## *TENURE*

Freehold

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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.







