

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

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Limb
MOVING HOME



31 Welton Old Road, Welton, East Yorkshire, HU15 1NU

- 📍 Stunning Detached Residence
- 📍 5 Beds/3 Baths
- 📍 Stylish Open Plan Kitchen
- 📍 Council Tax Band = F
- 📍 Automated Gated Entrance
- 📍 Large Garden & Covered Patio
- 📍 Viewing Strongly Recommended!
- 📍 Freehold / EPC =

£775,000

INTRODUCTION

Situated in the heart of the picturesque village of Welton, this stunning dormer-style residence offers almost 2,800 sq ft of versatile and meticulously designed living space. Centred around a grand entrance hallway, the home seamlessly blends contemporary style with practical family living.

The true heart of this home is the exceptional open-plan kitchen, featuring a central island, a charming breakfast nook, and a full suite of integrated appliances. This social space flows into a cosy living area anchored by a log-burning stove and bespoke built-in shelving. For more formal occasions, the separate dining room features a clever built-in unit with a sink and double doors that open to the front elevation.

The ground floor continues to impress with a principal bedroom suite boasting a walk-in wardrobe and a stylish en-suite shower room. A further double bedroom and a contemporary family bathroom are also located on this level, alongside a spacious formal lounge with its own log-burning stove and French doors leading out to the patio.

Upstairs, a bright and generous landing leads to three further well-proportioned bedrooms, all served by a modern family bathroom.

The property is as impressive externally as it is internally. Automated gates provide security and privacy, opening onto an extensive parking forecourt that leads to a single garage and a substantial rear store. The rear garden is a private oasis, featuring an expansive lawn and multiple seating options, including an open patio and a beautiful covered terrace—perfect for alfresco entertaining regardless of the weather.



LOCATION

Welton is one of the most picturesque and photographed villages in the East Riding of Yorkshire. Centred around its beautiful village green, duck pond, and the historic St Helen's Church, it offers an enviable quality of life defined by timeless charm and character. Nestled at the foot of the Wolds, Welton provides a peaceful residential setting that has long been considered one of the region's most idyllic places to live.

The village is home to the famous Green Dragon—a historic coaching inn—and a charming social club, both serving as central hubs for community life. For extensive shopping, residents are perfectly positioned minutes away from the facilities in Brough, while the nearby Welton Waters Adventure Centre offers fantastic opportunities for sailing and outdoor recreation.

The village is served by the well-regarded Welton Primary School. For secondary education, the village falls within the catchment for South Hunsley School and Sixth Form College in the adjacent village of Melton. Furthermore, prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach, ensuring excellent choices for all age groups.

Welton provides superb regional connectivity, offering easy access to major transport links. Situated just off the A63, the village provides a direct route to Hull city centre and the wider M62 network. For rail travel, the nearby station at Brough offers regular regional services and direct high-speed links to London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 10 miles
- Beverley: Approx. 10 miles
- York: Approx. 34 miles
- Leeds: Approx. 58 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.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance doors open to:

ENTRANCE PORCH

With residential entrance door to:

ENTRANCE HALLWAY

Spacious and welcoming with fitted drawer unit with quartz top, feature flooring and inset spot lights. There is a large storage/coat cupboard and stairs lead up to the first floor.



CLOAKS/W.C.

Stylish cloakroom with William Morris wallpaper. The suite comprises a low flush W.C. and wash hand basin, heated towel rail, tiled floor and half panelling to walls.

OPEN PLAN KITCHEN



KITCHEN

This stunning space is fitted with stylish units with a central island and sleek quartz worktops incorporating an inset one and a half bowl sink with Quooker boiling water tap. There is an extensive range of integrated appliances including two ovens, two warming drawers, a five ring gas hob with extractor above, fridge/freezer and dishwasher. There is solid wood flooring and an attractive breakfast nook with views across the garden.



BREAKFAST NOOK



SITTING AREA

Open plan from the kitchen, this space enjoys a log burning stove flanked by built in shelving to the alcoves. Window to the front elevation.



STORAGE/STUDY

Window to the front elevation.

DINING ROOM

With fitted unit with quartz worktop incorporating a sink, fridge and dishwasher. Tiled floor and windows and doors to the front elevation.



UTILITY

Having a range of fitted units, granite worktops, butler sink with mixer tap, plumbing for a washing machine, integrated tumble dryer, housing for a fridge/freezer, integrated dishwasher, inset spot lights, tiled floor, window and external access door to rear. Internal access door to garage and store.



LOUNGE

With feature fire surround housing a log burning stove. Windows and French doors to the rear elevation.



BEDROOM 1

With window to the rear elevation.



WALK IN WARDROBE

Fitted with hanging rails and shelving.



EN-SUITE SHOWER ROOM

With suite comprising a walk in shower, vanity unit with quartz top and wash hand basin, low flush W.C., heated towel rail and window to rear.



BEDROOM 2

With window to the front elevation.



BATHROOM

With suite comprising an oval bath, walk in shower, vanity unit with granite top and wash hand basin, low flush W.C., tiled floor, heated towel rail, inset spot lights and two windows to the side elevation with plantation shutters.



FIRST FLOOR

LANDING

Spacious landing area with window to the front elevation.



BEDROOM 3

With access to eaves storage and Velux window to the rear elevation.



BEDROOM 4

With built in wardrobes and drawers, access to eaves storage and Velux window to the rear.



BEDROOM 5

With built in bed, access to eaves and Velux window to the front elevation.



BATHROOM

With suite comprising a shaped bath with shower over and screen, wash hand basin and low flush W.C. Tiled floor, part tiling to walls.



OUTSIDE

The property enjoys an exceptional level of privacy, screened from the road by high mature hedging. Entry is gained via automated gates which open onto an extensive gravelled forecourt providing parking for multiple vehicles, with steps leading up to a raised patio at the front of the home.

The large rear garden is a particular highlight, thoughtfully designed for both relaxation and entertaining. It features an extensive lawn alongside a spacious patio area and a delightful covered terrace—perfect for alfresco dining throughout the seasons. Practical features include a single garage with power and light, as well as a useful store located to the rear.





VIEW TO FRONT



COVERED TERRACE



REAR VIEW



HEATING

The property has the benefit of gas central heating.

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 F. 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

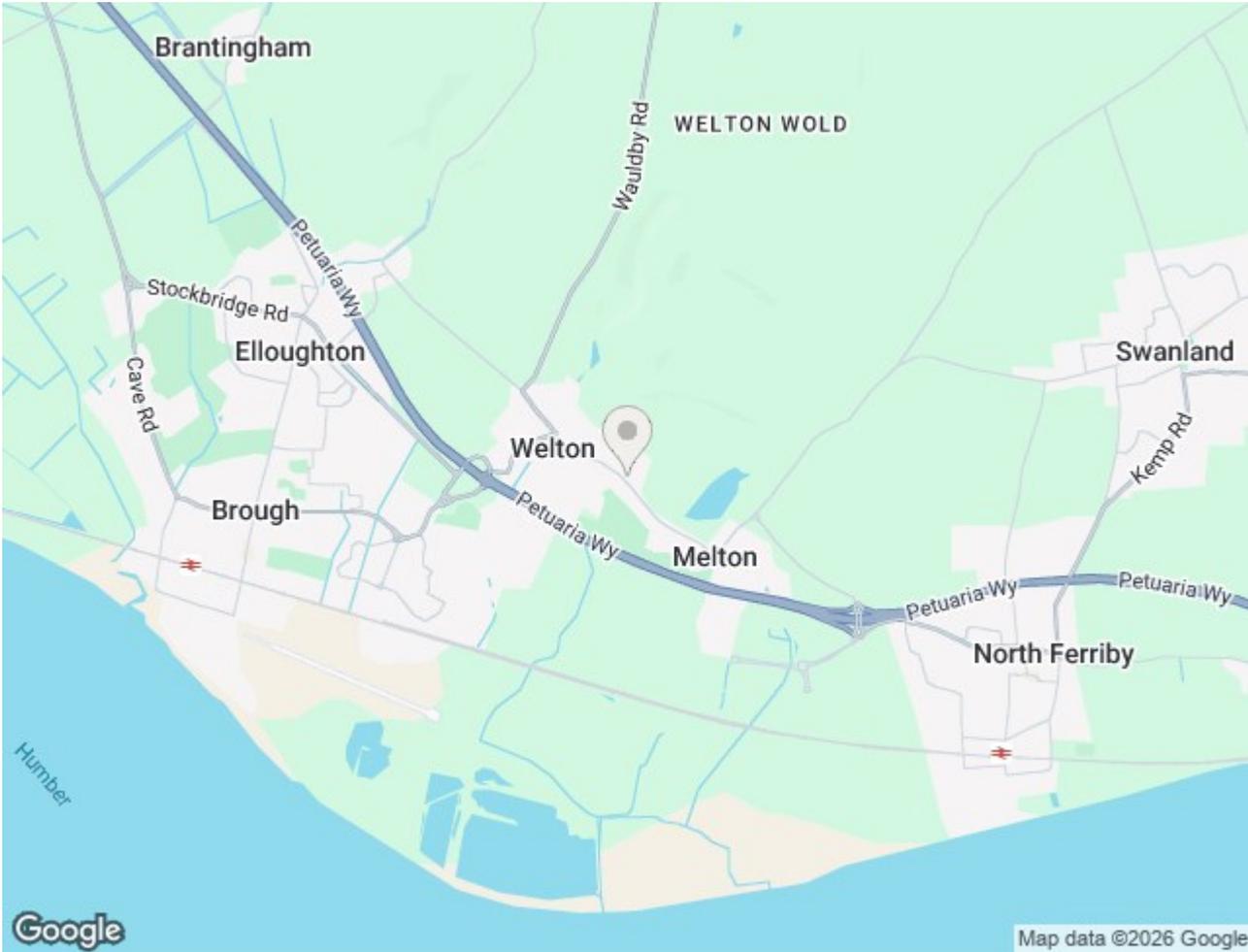
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are 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

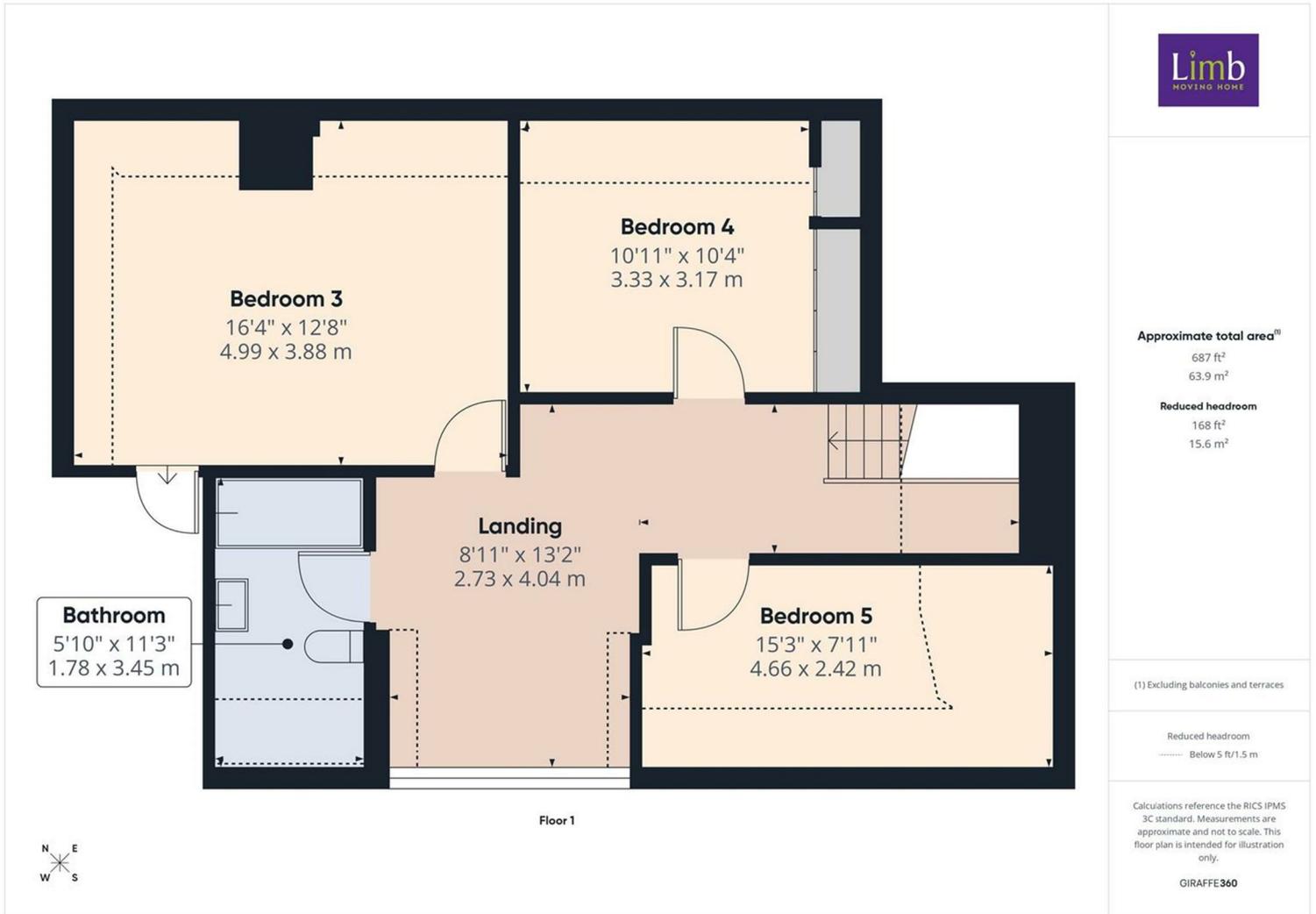
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also 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.







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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	