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Matthew  
**Limb**  
MOVING HOME



*The Mill House, Beverley Road, Skidby, East Yorkshire, HU16 5TF*

- Unique Det House
- Stunning Setting Next to Skidby Mill
- Borders Open Fields
- Beautifully Appointed
- Three Double Bedrooms
- Grounds of Approx. 1/4 of an Acre
- An Absolute Gem
- EPC = D

**£595,000**



## INTRODUCTION

Situated next to the stunning Skidby Mill is this fabulous and unique detached house which affords some beautiful views across adjoining countryside. In first class order and with a contemporary open plan living kitchen this beautiful detached home is to be enjoyed both inside and out. The spacious accommodation is larger than many 4/5 bed roomed homes and itself provides three double bedrooms with a master having the benefit of a lovely dressing room. It could quite readily be configured to a four bedroomed design if preferred. The current owners have created a beautiful home here which has at its heart a tremendous open plan living/dining/kitchen which has aspects to three sides, a part vaulted ceiling, underfloor heating and double doors leading out to the garden. There are two further reception rooms, a utility room and a downstairs W.C. The first floor provides three double bedrooms, one with en-suite, plus a luxurious four piece bathroom. The accommodation boasts central heating and uPVC framed double glazing.

The property enjoys a simply stunning setting with it's own grounds extending to around 1/4 of an acre accessed via a horseshoe driveway which provides excellent parking and leads to a double garage and adjacent carport. The grounds have been attractively landscaped featuring a good sized lawn, a beautiful area to the side of the living kitchen which has an extensive decked patio, ornamental pond with cascading water feature and plenty of space to relax or entertain. There are also well stocked borders, fruit trees, a vegetable plot, greenhouse and shed.

## LOCATION

The property is attractively tucked away from Beverley Road and sits next to the stunning Skidby Mill, also close to the well renowned Skidby Mill Restaurant. The small village of Skidby is so convenient for nearby Cottingham (approximately 2 miles) with it's excellent range of amenities and the historic market town of Beverley is approximately 5 miles distant. With immediate access to the A164 easily accessible is the Humber Bridge and connections to the national motorway network. Skidby is also ideal to strike out to the beautiful surrounding countryside offering delightful walks and bridleways. In all a truly desirable setting of which an early viewing is strongly recommended.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE PORCH

With internal door to:



### *ENTRANCE HALLWAY*

A delightful central hallway with stairs leading to the first floor.



### *CLOAKS/W.C*

With low level W.C and wash hand basin, tiled surround, heated towel rail.

### *LOUNGE*

15'8" x 13'7" approx (4.78m x 4.14m approx)

Plus a bay window to the side which has a central door leading out to the garden. There is a further window to the front and the focal point of the room is a feature fire surround with marble hearth and backplate housing a living flame gas fire.



### *SITTING ROOM*

14'0" x 12'10" approx (4.27m x 3.91m approx)

With windows to two elevations, feature brick fireplace.



### *OPEN PLAN LIVING/DINING/KITCHEN*

23'5" x 20'4" approx (7.14m x 6.20m approx)

The heart of the house, this fabulous open plan space combines a kitchen, living and dining areas. There is a part vaulted ceiling which creates real volume and windows overlook the adjoining countryside and gardens. Double doors lead out to the patio. The room has underfloor heating and the kitchen comprises an extensive range of shaker style units with complementary work surfaces with peninsula return. There is a ceramic one and a half sink and drainer and integrated appliances include an oven, induction hob, hood, dishwasher and fridge freezer. The living space features a decorative brick fireplace with oak mantel housing an electric stove.



### *KITCHEN AREA*





*ALTERNATIVE VIEW*



*VIEW FROM KITCHEN*



*DINING AREA*



## *LIVING AREA*



## *FEATURE FIRE SURROUND*



## *UTILITY ROOM*

13'9" x 6'1" approx (4.19m x 1.85m approx)

With a range of fitted units and work surfaces, sink and drainer, plumbing for an automatic washing machine and space for further appliances. Underfloor heating and external access door to rear.



## *FIRST FLOOR*



## *LANDING*

With linen cupboard to corner and window to the rear providing views across adjoining countryside.



## *BEDROOM 1*

19'8" x 13'2" approx (5.99m x 4.01m approx)

What a view to wake up to! A large picture window and further windows create a light and airy room and provide some fine views across the adjoining countryside. The luxurious bathroom is situated next door.



## *ALTERNATIVE VIEW*



## *DRESSING ROOM*

A good sized dressing room with fitted wardrobes and window to rear elevation.

### *VIEW FROM BEDROOM 1*



## *BEDROOM 2*

15'10" x 13'7" approx (4.83m x 4.14m approx)

Having an array of fitted furniture incorporating wardrobes and a dressing table. Window to two elevations.





### *EN-SUITE SHOWER ROOM*

With suite comprising corner shower cubicle and fitted furniture with concealed flush W.C and wash hand basin. Tiled surround and floor, heated towel rail.



### *BEDROOM 3*

14'0" x 12'10" approx (4.27m x 3.91m approx)

With a range of fitted wardrobes and drawers, windows to three elevations.

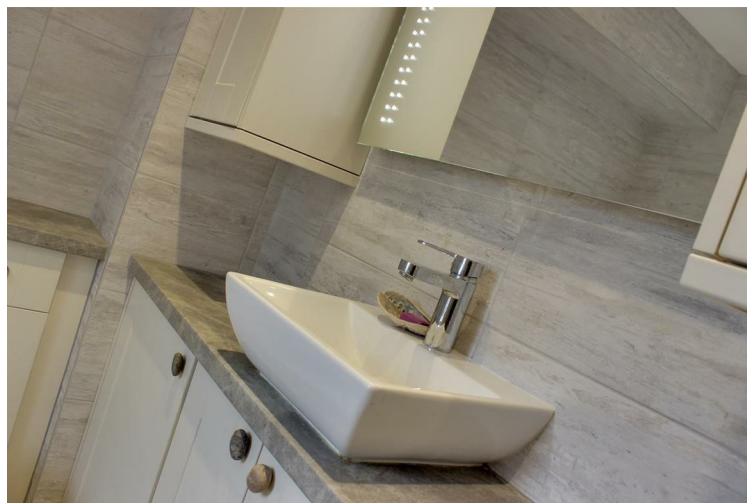


### *LUXURIOUS BATHROOM*

This beautiful bathroom is fully tiled and incorporates a spa bath, separate shower cubicle, fitted furniture with concealed flush W.C and wash hand basin with mirror over. Heated towel rail.



### *ALTERNATIVE VIEW*



### *OUTSIDE*

The property stands in a plot of around 1/4 of an acre and is accessed via a horseshoe driveway with both entrances being gated. There is excellent parking in addition to a double garage and adjacent carport. The gardens have been attractively landscaped over the years and incorporate a good sized lawn with specimen trees and to the side of the living kitchen lies a stunning garden space which has been created for relaxing and entertaining in. This area is extensively decked and has an ornamental pond with cascading water feature. Walk ways link the areas of the garden together which also includes a vegetable plot, fruit trees and there is a greenhouse plus a garden shed.



### *FURTHER GARDEN*





*ALTERNATIVE VIEW*



*ALTERNATIVELY VIEW*



*VIEW*



## *REAR VIEW OF THE PROPERTY*



## *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*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be 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.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 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.



## 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.

## VIEWING APPOINTMENT

TIME .....DAY/DATE .....

SELLERS NAME(S) .....



Ground Floor




First Floor





## 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>		
(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		
	66	80
<b>England &amp; Wales</b>	EU Directive 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 2002/91/EC	