



Mole House Low Road, Everthorpe, South Cave HU15 2AD
£575,000

- Two bed ground floor - two bed first floor
- Superb views - open frontage
- Fabulous flexible layout
- Large double garage with room above
- Sought after village location
- Built by the owner
- EPC Rating: D

THE PROPERTY

A large, attractive and interesting property built by the owner for their own purposes and offering a superb flexible layout. With two double bedrooms to the ground floor, there are also a further two double bedrooms, both with en-suites to the first floor. Facing South to the front, the property enjoys and makes the most of the fabulous views over open fields to the Humber and the Lincolnshire Wolds beyond. In a superb and peaceful village location, the property is situated on a generously sized plot and has the benefit of a large double garage with further boarded loft above, which may offer further potential.

LOCATION

The property is located in a slightly elevated position on Low Road in the attractive village of Everthorpe. Offering superb views to the South over the Humber and to the Lincolnshire Wolds beyond, Everthorpe is a little known village lying between South Cave and North Cave. This quiet rural village lies between main roads and is most often overlooked, and as such provides for a peaceful location.

Enjoying the amenities of South Cave and North Cave which lie close by, the property also has excellent access to the M62 and the mainline railway station in Brough.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

15'1" x 6'1" (4.60m x 1.85m)
Having a modern uPVC ornate glass panelled front door with further windows to either side opening into a wide and welcoming entrance hall.

INNER HALLWAY

14'2" x 6'1" (4.32m x 1.85m)
With stairs to the first floor accommodation and doors leading through into the two ground floor double bedrooms and bathroom.

LIVING ROOM

22' x 15'1" (6.71m x 4.60m)
A very generously sized room with space for both living and dining room furniture. With a large walk-in bay window to the front elevation, the focal point is an ornate carved fireplace with Victorian style tiled insert housing an open fire.

LIVING/DINING KITCHEN

24'2" x 13'11" (7.37m x 4.24m)
A further generously sized room allowing great flexibility of layout, and with patio doors opening onto a Southerly facing patio situated to the front of the property. The tiled floor continues throughout the living/dining kitchen and there is a wall mounted electric fire.

The kitchen offers a generous range of wall and base storage units with laminate work surfaces and matching breakfast bar, an exposed brick chimney has inset microwave and oven, gas (bottled) as well as electric hob with extractor over, integrated dishwasher, two windows to the side elevation and a large pantry.

REAR LOBBY

6'3" x 6'1" (1.91m x 1.85m)
With a uPVC glass panelled door providing access to the side of the property and the driveway, and a further coat/storage cupboard.

UTILITY ROOM

7' x 6'1" (2.13m x 1.85m)
With a range of cupboards including larder units, housing washer/dryer, back to the unit w.c., stainless steel sink and drainer, porcelain tiled floor and a window to the rear elevation.

BEDROOM 3

16'5" x 11'10" (5.00m x 3.61m)
A generously sized ground floor bedroom with fitted wardrobes and a window overlooking the garden.
TV aerial point and Telephone point.

BEDROOM 4

12'1" x 9'10" (3.68m x 3.00m)
A double bedroom with fitted wardrobes and a window overlooking the garden.
TV aerial point and Telephone point.

BATHROOM

13'7" x 7'4" (4.14m x 2.24m)
With an attractive three piece sanitary suite comprising panelled bath with glass shower screen, pedestal hand wash basin, close coupled w.c., large airing cupboard with a radiator, porcelain tiled floor and a window to the rear elevation.

FIRST FLOOR

LANDING

With vaulted ceiling, storage and 2 large velux windows.

MASTER BEDROOM

19'3" x 13'11" (5.87m x 4.24m)
A very generously sized room with a range of fitted wardrobes and windows to both the front and side elevations. A door leads through into an en-suite bathroom.
TV aerial point and Telephone point.

EN-SUITE BATHROOM

14'1" x 12' (4.29m x 3.66m)
A stunning bathroom with a four piece sanitary suite comprising walk-in shower, back to the wall w.c. with concealed cistern, sunken bath with mosaic tiled surround, twin hand wash basins set on an oak vanity shelf with two mirrored vanity units above, partially tiled walls and a window to the front elevation.
Light and shaver point.

BEDROOM 2

20'5" x 14'0" (6.22m x 4.27m)
With fitted wardrobes, window to front elevation.

EN-SUITE BATHROOM

With white suite comprising low level W.C., pedestal wash hand basin, bath with shower attachment, tiling to the walls and floor, heated towel rail.

OUTSIDE

The property has an attractive frontage with double electric gates providing access onto a printed concrete driveway, which leads down the side of the property and up to the large double garage.

The front garden is laid to lawn and bordered by an attractive local limestone wall. Immediately in front of the house, and accessed from the living/dining kitchen, is a raised patio area and in front of the living room is an open covered porch for seating. Both provide views over open fields and to a Southerly aspect to the front, with a quiet lane lying immediately in front of the house.

The rear garden is of a good size and also laid to lawn, and due to its slightly elevated position has a good level of privacy.

DOUBLE GARAGE

21'1" x 19' (6.43m x 5.79m)
A large double garage which provides flexibility of uses. With a metal electric door, there are two windows to the side elevation and a personnel door. On a separate alarm system from the house, the garage has been constructed with cavity wall insulation and insulation within the roofspace to the same standard as a house, perhaps allowing conversion to further accommodation if required (subject to the necessary consents). Supplied with light, drainage, power and water, there is also a car parking space/wash area to the side and within the garage a sink, washing machine connection and wall cupboards. A fixed staircase leads to a boarded loft area above the garage which measures 18'9" x 12'3" and with 6'1" floor to ceiling height. This boarded loft space has a window to the front elevation.

SERVICES

Mains water, electricity and drainage are available or connected to the property.

CENTRAL HEATING

The property benefits from an oil fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Brough office on 01482 666816 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Brough office on 01482 666816. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.