



**Main Street, Brough, HU15 1HU**  
Offers Over £335,000



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Platinum Collection

## Main Street, Brough, HU15 1HU

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DELIGHTFUL YORKSHIRE STONE COTTAGE - BELIEVED TO DATE BACK TO THE 18TH CENTURY -SYMPATHETICALLY REFURBISHED AND REMODELLED

This appealing country cottage is perfectly positioned at the foot of The Yorkshire Wolds Way which is renowned for its extensive walking routes. Dating back to the 18th Century, the property has been sympathetically refurbished and remodelled over recent years by the current owners. The property retains its original charm and character throughout with period features including exposed stone walls and timber beams.

The accommodation has been enlarged in recent times to now include 4 bedrooms with the master situated on a second floor with vaulted ceilings, skylights and exposed timber beams.

At ground floor level there is a recently constructed entrance porch which leads to an entrance hall, spacious living room with multi-fuel burning stove, modern fitted dining kitchen, shower room and games room/boot room. At first floor there are 3 bedrooms and a well appointed bathroom.

Outside there is a particularly private rear garden, an attractive front garden and a driveway provides off street parking



# Main Street, Brough, HU15 1HU

## Key Features

- 18th Century Cottage
- Filled With Charm And Character
- Sympathetically Remodelled
- 4 Bedrooms
- Spacious Living Room
- Fabulous Dining Kitchen
- 2 Bath/Shower Rooms
- Prominent Village Location
- Close To Elloughton Dale



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	77
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81 plus) A	
(61-80) B	
(41-60) C	
(21-40) D	
(1-20) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
70	80
England & Wales	
EU Directive 2002/91/EC	

## LOCATION

The property is prominently positioned within the centre of this attractive village with excellent access to Elloughton and Brantingham dales with numerous public footpaths and bridleways within the area including The Wolds Way. The village is ideally placed for access to both Hull City Centre and the A63/M62 motorway lying approximately ten miles to the West of Hull. The village has a local primary school and is served by a variety of local shops with a Morrisons Supermarket and a main line train station with Inter City service located in Brough, only a short driving distance away. Leisure facilities abound with two Golf Clubs in close proximity, Ionians Rugby Club within the village boundary.

## ACCOMMODATION

The impressive range of accommodation is arranged over three floors and comprises:

### GROUND FLOOR

#### ENTRANCE PORCH

A recent addition to the property, allowing access to the side through a fabulous detailed cottage door. There is engineered oak flooring and velux windows to a vaulted ceiling

#### ENTRANCE HALL

Accessed from the porch, a feature stone wall continues the length of the staircase which leads to the first floor level. A continuation of the engineered oak floor runs throughout and there is an internal door to:

#### LIVING ROOM

16'7" x 16'11" extending to 20'8" (5.08m x 5.16m extending to 6.31m)

A most attractive reception room filled with charm and character, particular features include exposed beamed ceiling, attractive multi-fuel stove set within a brick

recess and standing on a raised marble hearth, a window seat and shutters to the front elevation. There is an engineered oak floor throughout, fitted alcove storage with display cabinet and stylish vertical radiator

#### DINING KITCHEN

16'10" x 12'5" (5.14m x 3.79m)

This fabulous and recently fitted dining kitchen enjoys a light and airy feel with a part-vaulted ceiling, skylights and French doors opening to the rear garden. The kitchen is fitted with a range of shaker style units mounted with a contrasting work surface beneath a tiled splashback. Integrated appliances include a double oven/grill, microwave, 4 ring gas hob beneath an extractor hood and dishwasher. A dark composite 1 1/2 bowl sink unit with a mixer tap sits beneath a window to the rear elevation. There is ample space for a dining suite, continuation of the engineered wood floor, stylish vertical radiator and exposed beams to the ceiling

#### GAMES/BOOT ROOM

14'1" max x 14'9" max (4.3m max x 4.5m max)

Offering great flexibility with the potential for several uses, there is a window to the front elevation and a cottage door leading in from the driveway

#### WET ROOM

A well appointed ground floor wet room which is fitted with a two piece suite comprising WC and vanity wash basin mounted within a unit. There is a mosaic style tiled floor which leads to a walk-in shower, majority tiled walls, electric heated towel rail and a window to the rear elevation

### FIRST FLOOR

#### LANDING

Allowing access to the accommodation at first floor level, there is a turning staircase with glazed balustrades leading to a second floor bedroom

### BEDROOM 4/OFFICE

10'10" x 6'5" (3.31m x 1.98)

A quaint bedroom/office space positioned to the rear of the property having a vaulted ceiling with exposed timber beams. There are twin Velux skylights, a further window to the rear elevation and a colour washed timber floor

### BEDROOM 3

6'2" x 16'8" (1.9m x 5.1m)

The third bedroom is an excellent size and features an engineered wood floor and a window to the rear elevation

### BEDROOM 2

13'9" x 7'2" (4.2m x 2.2m)

A bedroom of double proportions with two windows to the front elevation, engineered wood floor and a stylish vertical radiator

### BATHROOM

5'10" x 6'2" (1.8m x 1.9m)

Fitted with a contemporary three piece white suite comprising WC and wash basin fitted within a vanity unit, a shaped bath is accompanied by a thermostatic shower over, central mixer tap and a glazed screen over. The walls are mainly tiled and there is a velux skylight

### SECOND FLOOR

#### BEDROOM 1

The fitted master bedroom features a range of wardrobes and matching drawers, there is a vaulted ceiling with exposed beams and a velux skylight. A second low level window allows extra light to the bedroom space and there is engineered wood flooring throughout

N.B We have been advised that the floor has not received building regulation approval

### OUTSIDE



## FRONT

The attractive cottage garden is well established having a variety of flowering plants and shrubs with mature trees and hedging and a garden gate

## REAR

The private rear gardens have a stone patio area and pathway adjoining the property which leads to an access point on Main Street. The garden has been designed with children in mind to include an adventure playground with artificial turf and wooden bark. The garden can of course be altered with relative ease to suit an individuals need

## DRIVEWAY

A brick and stone driveway is positioned to the side of the property and allows for off street parking

## GENERAL INFORMATION

**SERVICES** - Mains water, electricity, gas and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of PVC double glazed frames.

**COUNCIL TAX** - Council Tax Band From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## VIEWINGS

Strictly by appointment with the sole agents.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the

best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENT NOTES.

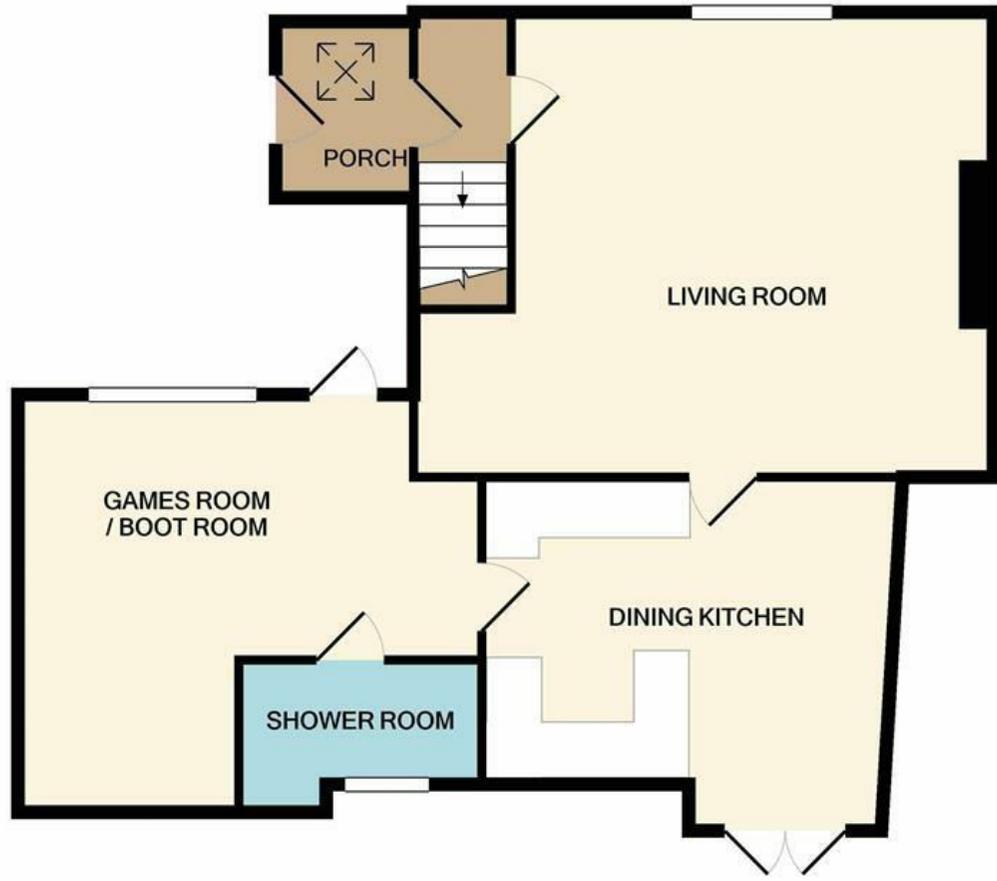
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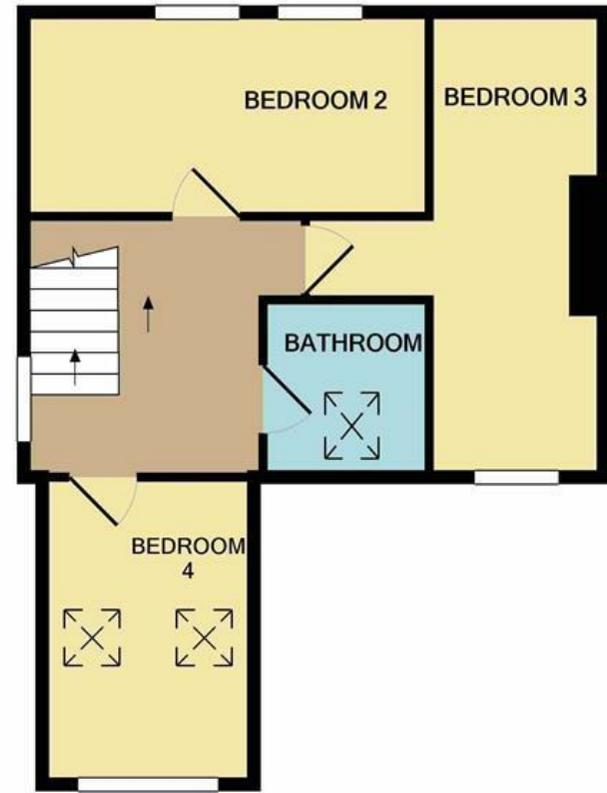




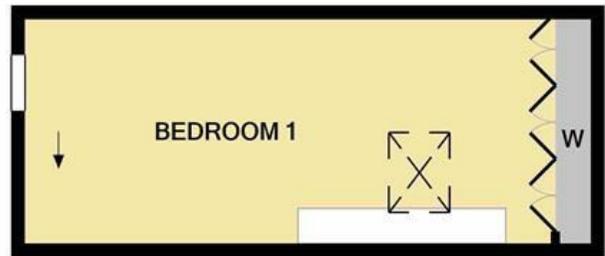




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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