



Welton Rise, Kidd Lane, Welton, East Yorkshire, HU15 1PH

FINE & COUNTRY

PROBABLY THE BEST PERIOD HOUSE SEEN BY THE AGENT IN RECENT YEARS – NO EXPENSE HAS BEEN SPARED IN THIS COMPLETE AND STYLISH RENOVATION PROVIDING A TRULY ENVIABLE LIFESTYLE



Situated in the heart of one of the region's most desirable villages, this stunning Victorian period residence and former vicarage has been the subject of considerable investment providing a truly outstanding home of great quality with accommodation extending to approximately 5000 sq ft with six bedrooms, four bathrooms and four receptions. The current owners have stylishly combined the conveniences of modern contemporary living with the outstanding character of this Victorian property with high ceilings, original staircase and fireplaces adding to the ambience and enormous appeal of this property. Take a look at the photographs and floorplan, you will not fail to be impressed.

Location

The picturesque village of Welton lies approximately nine miles west of Hull and is an idyllic village with central green and pond. The village offers a public house. Various amenities are to be found in the nearby villages of Ferriby, Elloughton and Brough where a Morrisons Superstore is now located and a main line British Rail Station with intercity connection. The A63/M62 motorway link is situated next to the village and offers ideal convenience for Hull City Centre and the nation's motorway network.

Accommodation

The accommodation is arranged on the ground and two upper floors plus cellar and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Entrance Vestibule

To ...

Inner Hall

Cloakroom

With adjoining w.c. and wash hand basin.

Reception Hall

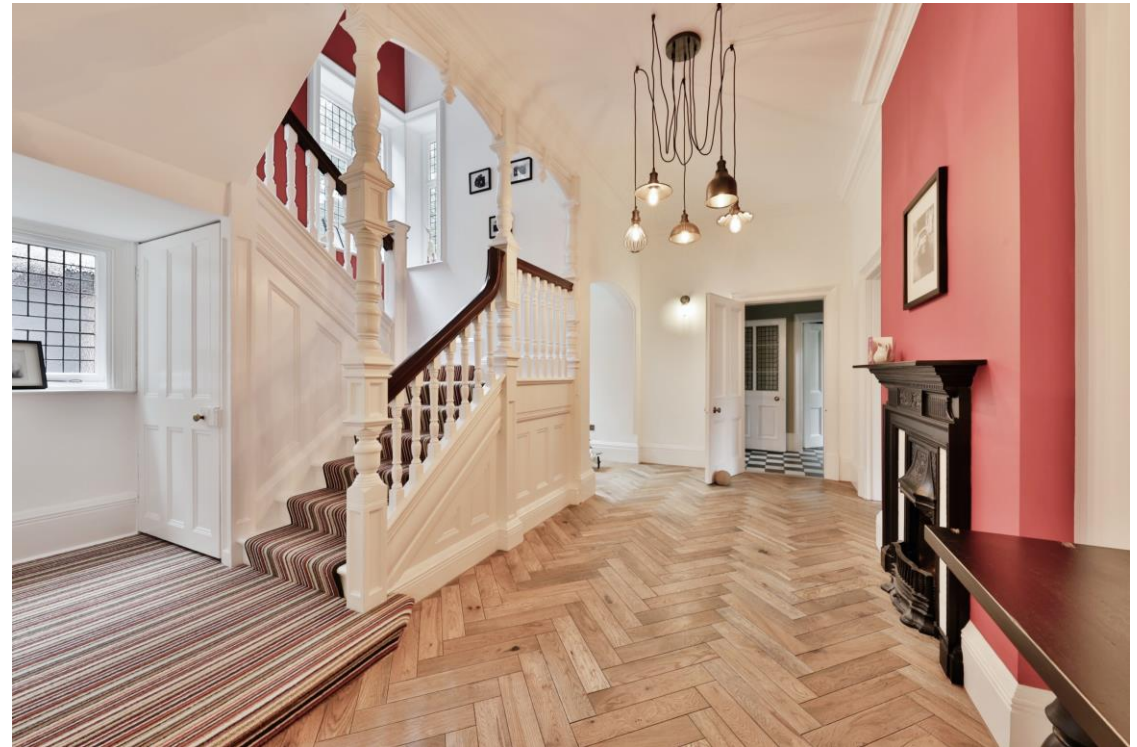
Featuring a fine period staircase and smart engineered oak flooring. Understairs storage cupboard.

Sitting Room/Study

With stylish panelled walls and a south facing aspect.

Drawing Room

Enjoying a south facing aspect over the grounds. Feature original period fireplace with gas stove and engineered oak flooring.





Living Room

Including large walk-in bay window with south facing aspect. Original period fireplace and engineered oak flooring with underfloor heating which extends to the ...

Open Plan Kitchen/Garden Room

This stunning room has been opened out to connect to the kitchen and garden room providing a stunning family living space.

Kitchen Area

With secondary staircase and access to the cellar. Having been re-fitted throughout with a stylish range of cabinets with matching centre island unit, a comprehensive range of integrated appliances including dishwasher, two wine refrigerators, two ovens plus microwave and warming drawer, hob unit with integrated extractor, refrigerator and freezer. Illuminated cabinets add that finishing touch to this stunning kitchen. To the end of the kitchen is a raised area. Large walk-in pantry and separate butlers pantry.

Dining Room/Garden Room

Being open plan to the kitchen and living room with a delightful all round aspect of the garden and double French doors.



Utility Room

Includes a range of fitted cabinets with excellent storage, single drainer one and a half bowl sink unit and plumbing for automatic washing machine.

Glass Covered Walkway

Leading to the ...

Gymnasium

With large mezzanine measuring approximately 20'2" x 11'6" and gallery.

First Floor

Landing

First Floor W.C.

With wash hand basin, complementing tiling and heated towel rail.

Master Bedroom

Including walk-in bay window enjoying a south facing aspect over the garden. Original period gunmetal fireplace.

Large Walk-in Dressing Room

With open wardrobes and shelving.

En-suite Bathroom

Includes freestanding bath, independent shower, twin wash hand basin and low level w.c. with complementing tiling and heated towel rail.

Bedroom 2

With large fitted bunk.

Bedroom 3

With original period fireplace.

Family Bathroom

Includes panelled bath, vanity wash hand basin and low level w.c. with half tiling and heated towel rail.

Rear Landing

With secondary staircase and built-in linen cupboard.

Bedroom 4

With original period fireplace.

Bedroom 5

First Floor Shower Room

Includes wash hand basin, low level w.c. and fully tiled wet shower area.

Second Floor

Guest Suite/Bedroom 6

With walk-in wardrobe/dressing room.

En-suite Bathroom

Including large freestanding bath, independent shower cubicle, wash hand basin and low level w.c. with half complementing tiling and two heated towel rails.

Outside

The property stands particularly well on an elevated plot with mature surroundings enjoying considerable privacy. Contemporary style electric gates open out into a long sweeping driveway which extends to the side and rear of the property with a secondary entrance beyond which is a large parking area leading to the garage measuring approximately 20'2" x 11'6". The gardens lie principally to the south of the property being mainly lawned including a raised slate patio accessed from the garden room providing an excellent outdoor entertaining space.

Services

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

Central Heating

The property has the benefit of a gas fired central heating system to panelled radiators and underfloor heating to a large section of the ground floor.



Agents Note

The current vendors are in discussion with the Local Authority regarding the garden room extension and the conversion of the garage to a gymnasium with regard to conservation area legislation and compliance. Full details available on request.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



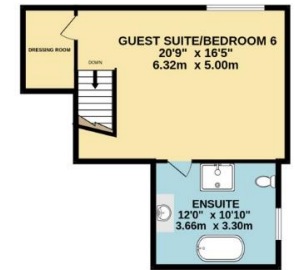
GROUND FLOOR
2590 sq.ft. (240.6 sq.m.) approx.



1ST FLOOR
1805 sq.ft. (167.7 sq.m.) approx.



2ND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 4939 sq.ft. (458.8 sq.m.) approx.

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

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

