



Woodlands, Cave Road, Brough, East Riding Of Yorkshire, HU15 1HH

FINE & COUNTRY

ONE OF THE FINEST EXAMPLES OF EDWARDIAN ARCHITECTURE SEEN BY THE AGENT IN RECENT YEARS STANDING ON AN ELEVATED PLOT WITH HUMBER VIEWS IN WHAT IS CONSIDERED TO BE THE MOST DESIRABLE LOCATION IN THE REGION



Set back from the road enjoying considerable privacy and a south western aspect to the rear with elevated Humber views. This substantial property provides a most desirable lifestyle. The property provides high specification and stylish accommodation retaining many of its original features and charm. This very realistic price reflects the need for some updating in parts, yet the property is offered in extremely smart, move into condition. The grounds extend to approximately 1.15 acres and the accommodation provides up to 7 bedrooms and 5 receptions, featuring an elegant entrance and staircase with the added benefit of a cellar. The location boasts highly regarded state and private schools with a mainline station only a few minutes away, good road connections and easy access to the A63/M62 and national motorway network.

Location

Cave Road, Brough is one of the region's most desirable addresses and comprises many of the area's finest homes. The western side of the road is characterised by large properties in substantial grounds which border open land to the rear. The property lies in close proximity to Brough Golf Course, situated on the western fringe of the village, well placed for Brough's excellent range of facilities which include Morrison's, Lidl and Sainsbury's supermarkets, general shops, doctors' surgery and dentists, public houses, churches and recreational facilities. The village also has its own primary school and secondary schooling at South Hunsley in the neighbouring village of Melton. Public schooling is available locally with a combination of Hymers College in Hull, Hull Collegiate in Anlaby and Pocklington School within striking distance. The property is also ideally placed for the commuter as Brough has its own main line railway station providing intercity connections with a regular service to Lond Kings Cross which is approximately 2.5 hours distant. Convenient access can be gained to the A63 leading in Hull city centre to the east and the national motorway network to the west, making this ideal for travelling into the counties business centres. The historic market town of Beverley lies approximately 20 minutes driving time away.



Accommodation

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

Ground Floor

Entrance Vestibule
Internal door to the ...

Entrance Hallway
A striking staircase with polished handrail leads to the first floor.





Drawing Room

An elegant room with bay window to the west overlooking the gardens and double doors to the south opening out to the side garden. Stripwood flooring, feature fire surround housing a log burner, moulded coving to the ceiling.

Dining Room

With stone fireplace, stripwood flooring to the perimeter of the room, moulded coving and delft rack. Bay window to the west overlooking the gardens.

Conservatory

Overlooking the garden with double doors leading out.

Snug

Bay window to the front elevation, wall mounted TV point, feature fire surround with cast and tiled insert housing a living flame gas fire, recessed downlighters to the ceiling.

Day Room

The focal point of the room is a stone fireplace housing a log burner, Travertine tiled floor, coving and recessed downlighters to the ceiling, wall mounted bellring. Window to the front elevation. A door opens to a staircase which leads down to the cellars. A wide opening to the kitchen.

Kitchen

Having an extensive range of maple fronted base and wall mounted units with granite work surfaces and a matching grand island. The kitchen is ideal for a chef having an excellent range of integrated appliances including professional Gaggenau twin ovens, warming drawer, gas and ceramic burners with extractor hood above, dishwasher, Neff microwave, undercounter double sink with insinkerator. Travertine flooring and windows overlooking the garden.



Rear Lobby
External access to the side.

Utility
With fitted units, sink and drainer, plumbing for automatic washing machine. The utility room houses the gas fired central heating boilers.

Cloaks/WC

Cellars
Accessed from the day room.

First Floor Landing
With windows to the front elevation. Storage cupboard off plus large walk-in airing cupboard situated off with cylinder tank and shelving facilities.

Master Bedroom
Bay window to the west overlooking the rear gardens providing some fabulous views for miles beyond. Moulded coving and recessed spotlights to ceiling.

En-suite
Contemporary suite comprising low level w.c., large shower enclosure, twin wash hand basins with drawers below and mirror above. Tiling to the walls and floor, heated towel rail, recessed downlighters.

Bedroom 2
Bay window to the rear providing fabulous views of the garden and countryside beyond, moulded Coving and picture rail, recessed downlighters.

Bedroom 3
Bay window to the front elevation, further window to the side, fitted wardrobe.

Bedroom 4
Overlooking the rear garden with door out to a balcony.

Bathroom
With moulded wash hand basin, bath with shower over plus mixer tap shower attachment and glass screen, bidet, heated towel rail, tiling to the walls and floor.

WC
With low level w.c. and wash hand basin.

Airing Cupboard.

Second Floor Landing
A box room is situated off the landing.

Bedroom 5
Cupboard to corner, cast fireplace, window to the south elevation providing fabulous views.

Bedroom 6
Windows to front and rear elevations providing fabulous views, cast fireplace.

Bedroom 7
Window to the rear elevation providing fabulous views, cast fireplace.

Outside
The property is set well back from the road and approached via a pillared gateway with double wrought iron electrically operated gates. A circular driveway extends in front of the house providing multiple parking leading to a brick garage. The gardens extend to the side of the property and are beautifully landscaped. The rear enjoys a south facing aspect with a raised patio area and steps down onto a spacious lawn beyond which is a formal garden with box hedging and further to an orchard, kitchen garden and greenhouse. The side garden includes a substantial shed.



Tenure

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 H.*

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.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

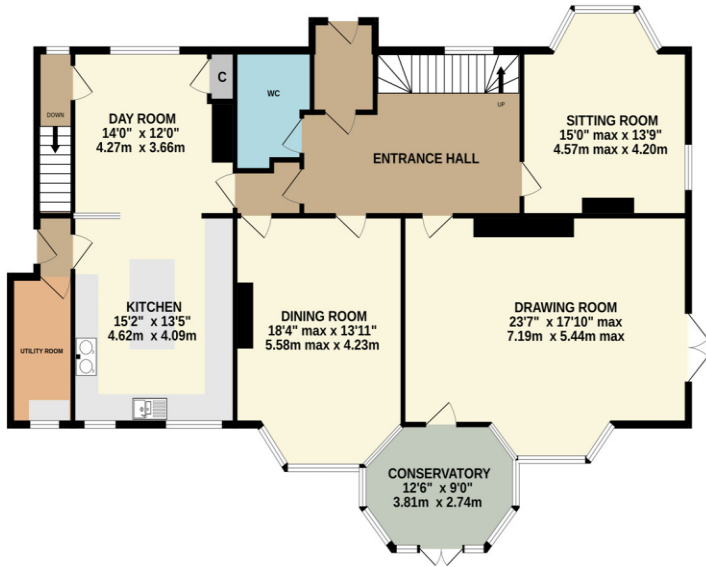
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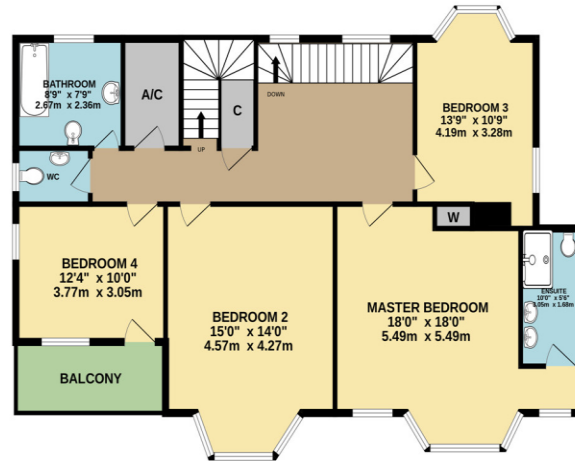
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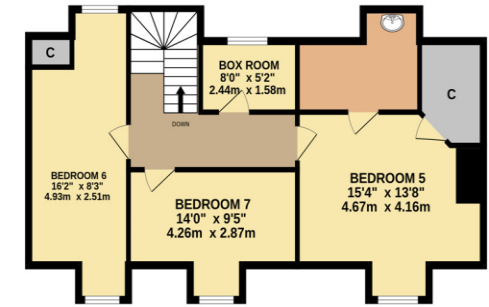
GROUND FLOOR
1638 sq.ft. (152.1 sq.m.) approx.



1ST FLOOR
1209 sq.ft. (112.3 sq.m.) approx.



2ND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



CAVE ROAD, BROUGH, HU15 1HH

TOTAL FLOOR AREA : 3523 sq.ft. (327.3 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 as to their operability or efficiency can be given.

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8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

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

