



Nordham, North Cave, Brough, East Riding of Yorkshire, HU15 2LT

A TRULY GRAND DESIGN

THIS ULTRA HIGH SPEC CONTEMPORARY EXTENSION INCLUDES A MULTI PURPOSES SELF-CONTAINED ANNEX PROVIDING MODERN LIVING AT ITS BEST



Bordering open countryside in this small hamlet on the edge of North Cave. One of the best examples of modern contemporary living seen by the agent in recent years, finished to an extremely high specification with bespoke kitchen. The multi-purpose self-contained annex with its own kitchen and bathroom would lend itself to a granny flat, guest suite, leisure or working office. With fabulous outdoor entertaining areas, the property provides up to five bedrooms in total with three bathrooms, three receptions including a superb open plan dining living kitchen area, plus utility area. Double garage, multiple off-street parking and a large plot which includes a separate paddock area. The photographs say it all, waste no time in viewing.

Location

The village of North Cave has first class road connections as the A63 dual carriageway runs to the south of the village and connecting the M62 motorway approximately one mile to the west.

Local village facilities are available with primary schooling within the village. The Historic town of Beverley lies approximately twenty minutes driving time to the north east.

Accommodation

The accommodation is arranged on the ground and one upper floor plus self-contained annex and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows:

Central Entrance Hall

Feature staircase in American oak with glass panelled sides, understairs storage and a discreet dog bed area.

Cloakroom/WC

With vanity wash hand basin.

Living Room

Includes a walk-in bay window and feature inset wood burning stove, oak flooring. Double doors to the...

Dining Kitchen Area

Open plan to the day room. Featuring a bespoke kitchen in American walnut with matching centre island and breakfast bar plus further fitted cabinets to match.





Integrated appliances include a Bertazzoni range oven, dishwasher, wine refrigerator and inset sink.

The dining area enjoys a delightful through aspect to the living room and day room with gardens beyond.

The day room has a smart American walnut divider media unit with television. Bi-fold doors taking full advantage of the delightful garden view giving direct access to a covered terrace in solid granite.

There is underfloor heating throughout this area including the rear entrance hall with access to the utility room which includes a range of high gloss cabinets with complementing granite worktops, inset sink unit and integrated washing machine.

First Floor Landing

Includes a built-in linen cupboard plus additional cupboard.



Master Bedroom

Large recessed wardrobe.

En-suite Shower Room

Fully tiled complementing a three-piece suite comprising shower cubicle, vanity wash hand basin and low level w.c. plus heated towel rail.

Bedroom 2

Irregular shape. Includes a large recessed wardrobe.

Bedroom 3

Large recessed wardrobe.

Bedroom 4

Bathroom

Fully tiled, includes panelled bath with shower over, wash hand basin and low level w.c.

Self-Contained Multi-Purpose Annex

This superb modern contemporary building could lend itself to a multitude of uses as it is fully equipped and self-contained including a smart kitchen area and shower room which features a stylish suite with complementing tiling and heated towel rail. There is underfloor heating throughout. The main area features bi-fold doors to the outdoor entertaining area. There is a connecting door to the double garage with electrically operated door that could offer further potential to extend the annex subject to consent.

Outside

The property stands particularly well with a delightful landscaped garden with feature trees and shrubs. A wide driveway with smart steel gates providing multiple parking leading to the double garage.

To the rear of the property is a smart outdoor entertaining area which includes covered terrace in solid granite. This area extends along the front of the annex with a further sitting area to the rear beyond which the gardens are mainly lawned and lead to a large paddock area which enjoys its own separate access and right of way, featuring a large willow tree and wildlife pond.

Services

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

Central Heating

The property has a gas fired central heating system to panelled radiators with underfloor heating to the extension.

Double Glazing

The property has the benefit of UPVC double glazed windows.

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 F.*



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

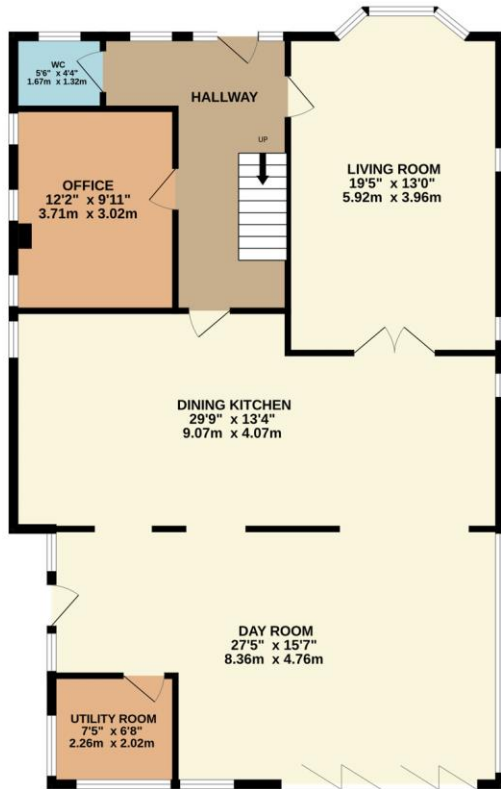
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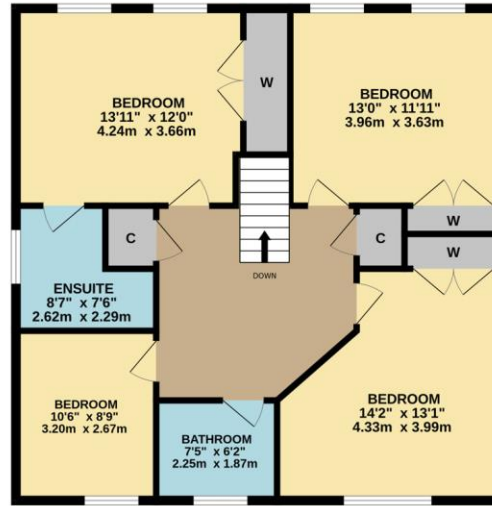
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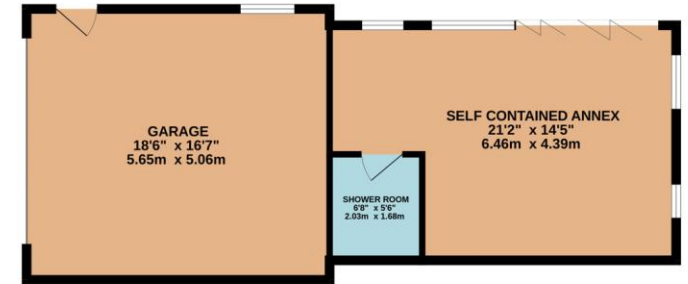
GROUND FLOOR
1334 sq.ft. (123.9 sq.m.) approx.



1ST FLOOR
897 sq.ft. (83.4 sq.m.) approx.



SELF CONTAINED ANNEX
612 sq.ft. (56.9 sq.m.) approx.



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TOTAL FLOOR AREA : 2844 sq.ft. (264.2 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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

