



Nordham House, Nordham, North Cave, Brough, East Yorkshire, HU15 2LT

CHARMING GRADE II LISTED GEORGIAN HOME WITH EXPANSIVE GROUNDS AND MODERN COMFORTS



Discover the perfect blend of historical elegance and contemporary living in this exquisite Grade II Listed Georgian residence. Set against the backdrop of Hotham Park and a scenic chalk stream, this property offers a serene setting within its 1.3 acres of private land. With an impressive 3700 sq ft of living space, this home is meticulously finished, providing a spacious and luxurious environment ideal for both relaxation and entertaining.

From the perspective of an estate agent, this Georgian residence isn't just a property; it's a lifestyle offering. Situated on an elevated site, the home commands a unique vantage point opposite the lush expanse of Hotham Park, with the serene meanderings of a chalk stream adding to the picturesque setting. This creates not only a visually stunning backdrop for daily life but also ensures a feeling of being close to nature's tranquillity, while still being well-connected to local amenities and community life.

As one steps inside this Grade II Listed property, the seamless blend of historical elegance and modern sophistication is immediately apparent. The home has been lovingly updated to meet the comforts expected in the 21st century while carefully preserving the charm and character that define its Georgian heritage. The accommodation extends over 3700 sq ft, providing ample space for family living, entertainment, and personal retreats. The layout, including five bedrooms featuring an impressive master bedroom suite, four/five reception rooms, including a light-filled orangery, utility room and downstairs w.c. offers flexibility and versatility to cater to a range of lifestyles and needs.

The property's extensive grounds, spanning 1.3 acres, are as impressive as the residence itself. They provide not only a sense of privacy and exclusivity but also ample opportunities for outdoor activities, relaxation, and gardening. The substantial brick-built outbuildings, which cover approximately 1700 sq ft, add another layer





With facilities for four car garaging, a gymnasium, a studio, and additional storage, these outbuildings offer potential for a multitude of uses, whether for hobbies, fitness, or as a personal workspace.

Moreover, the property is designed with security and convenience in mind. The inclusion of multiple parking options ensures ample space for residents and guests alike, while the two sets of electric gates enhance both the privacy and the exclusivity of the estate.

In essence, this property offers a unique blend of historical allure, modern comfort, and practicality, making it an ideal choice for those who appreciate the finer aspects of country living without compromising on convenience and luxury. It's a home that doesn't just stand as a testament to Georgian architectural beauty but also as a sanctuary that caters to the diverse demands of contemporary life.

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.

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 -.*

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!

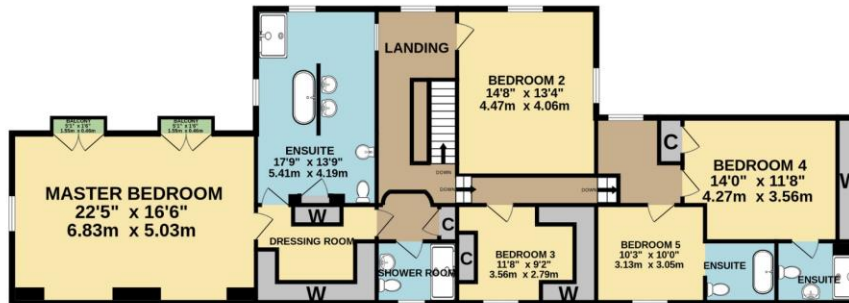




GROUND FLOOR
2020 sq.ft. (187.7 sq.m.) approx.



1ST FLOOR
1683 sq.ft. (156.3 sq.m.) approx.



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

Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA



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

