



Welton Garth, 4 Cowgate, Welton, Brough, HU15 1NB

ELEGANT GRADE II LISTED RESIDENCE IN EAST RIDING OF YORKSHIRE



Welcome to a stunning Grade II listed home, steeped in history and set in one of the East Riding of Yorkshire's most charming villages. This beautifully restored mid-1700s property blends period elegance with modern comforts, offering a spacious and inviting living environment. Ideal for families, it features extensive accommodation, delightful gardens, and excellent access to local amenities and transport links.

This residence stands out as an impressive and notable Grade II listed home, exuding charm and historical significance. Situated in one of the most picturesque villages in the East Riding of Yorkshire, this property is nestled in a scenic setting centred around the village church with a tranquil beck running by, creating a perfect countryside ambiance.

Dating back to the mid-1700s, this home has been meticulously restored to maintain its historical character while incorporating modern conveniences. The restoration work has carefully preserved the original features, blending them seamlessly with 21st-century amenities. From the moment you step through the door, the grandeur of the property is evident.

The entrance hall is nothing short of stunning, featuring a sweeping staircase that leads to a galleried landing, making a powerful first impression. The property spans approximately 6500 sq ft over three floors, offering an abundance of space for comfortable family living.

On the ground floor, there are four beautifully appointed reception rooms, each with its own unique character and period features. The high specification kitchen is a chef's dream, equipped with modern appliances and ample space for family gatherings. Adjacent to the drawing room, the conservatory provides a bright and airy space to relax and enjoy views of the garden. Practical needs are well catered for with a utility room and a downstairs cloakroom.





One of the standout features of this home is the large first-floor office, nearly 20ft square. This space is perfect for running a business from home or for those who need a quiet, dedicated workspace. The office is complemented by six further bedrooms, each generously sized and filled with natural light. Three stylish bathrooms serve the bedrooms, combining luxury and functionality.

The exterior of the property is just as impressive as the interior. The delightful garden extends to approximately 1/3rd of an acre, providing a serene outdoor space for family activities and entertaining. There is ample parking for multiple vehicles and a three-car garage, ensuring convenience for the entire household.

Families will appreciate the proximity to the highly regarded South Hunsley school, which is within walking distance. For those needing to commute, the property offers excellent access to the A63/M62, making travel to nearby cities straightforward. Additionally, the local railway station at Brough is approximately one mile away, providing direct access to London Kings Cross Station, making this home ideal for those who require frequent travel to the capital.



In summary, this home is a rare find—a beautifully restored historical property that provides all the modern conveniences required for contemporary family living. Its stunning features, spacious layout, and ideal location make it a truly magnificent forever family home.

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.

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.

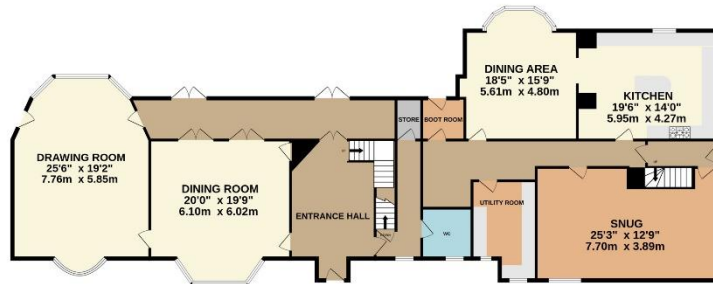
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Valuation/Market Appraisal

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GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

