



NEW VILLAGE ROAD, LITTLE WEIGHTON HU20

£575,000

NORTH
RESIDENTIAL

An outstanding family home, offering a rare opportunity to live within a prime residential area with impressive reception space and a stunning private garden with small paddock.

Built in about 1930, this is a beautiful and welcoming home which is presented in excellent condition and has been meticulously cared for. The property has about 2653sqft in total and is perfectly enhanced for modern family living, being situated within a charming village on this exclusive private road. This is an accessible location, with easy access to the amenities in Beverley, South Cave, Walkington and Cottingham.

This desirable property has outstanding accommodation with high quality and tasteful fixtures, this stunning family home has had multiple improvements to enhance this property. Benefitting from being naturally light throughout; the accommodation offers tremendous space for entertaining and family living. It is in an ideal position, within a private road and the house benefits from beautiful reception space and four generous bedrooms.



Tenure
Freehold

Local Authority
East Riding of Yorkshire

Council Tax Band
Band E

EPC Rating
Band C







BREAD



Property Description.

The dual aspect sitting room has views onto the private front garden, this impressive room has an inviting feel, there is a lovely bay window, a feature fire surround, woodburning stove and it offers plenty of space for entertaining. The adjacent breakfasting kitchen offers a stunning statement at the heart of this property. It has been fitted with tasteful and high quality, shaker style wall and base units providing an excellent range of storage space and there are double glass doors leading into the garden, allowing the room to flood with natural light. The kitchen has an integrated electric oven, grill, hob, and a good-sized pantry. With the addition of velux windows with electric openings, the kitchen and reception space are especially appealing with the amount of light flowing in.

The dining area or family room is semi-open plan, with an elegant tall window allow the garden views to be enjoyed, this adds attractive proportions to the house and provides family friendly and sociable space. The design allows full benefit of the views onto the beautifully private garden. This space has been planned to capture lovely natural light and offers wonderful flexibility for family life. The utility room has a Belfast sink, plumbing for a washing machine and there is a sperate WC. The conservatory is perfectly positioned with a south-west facing aspect with private views onto the beautifully landscaped garden.

There are three double bedrooms on the ground floor, the principal bedroom benefits from an en-suite shower room with bedrooms two and three sharing the family bathroom. Bedroom two has an attractive bay window with views of the front garden and bedroom three benefits from an integrated wardrobe. The stairs lead to bedroom four which offers tremendous space, together with an en-suite shower room and a significant amount of storage space. The house accommodation provides the ideal balance for entertaining and accommodating family life. There is the benefit of double glazing, neutral white fittings within the bathrooms and impressive, flexible space throughout.

This is a versatile and attractive home has many fantastic qualities, making it a perfect home.







Outside.

There is a lawned garden to the front, with ample off-street parking for multiple vehicles on the block brick gated drive. The front garden benefits from a lawn and mature and colourful borders. There is a car port adjacent to the house and a double garage, offering superb space for vehicles or for a workshop.

The rear garden is a tranquil haven with impressive space, which has been cared for and maintained to the highest standard. The garden is fully enclosed. The patio by the kitchen and dining / family room is perfect for entertaining. There is a rich variety of mature borders and trees providing texture and colour throughout the year. A decked area offers wonderful views over the grounds. To the rear is an enclosed small paddock, currently pet goats graze this, and it would make a perfect space for similar small animals or to be incorporated fully into the garden area. An old piggery remains which is an excellent storage space or for housing small livestock such as sheep or goats (not large enough for a horse). The rear garden has stunning mature trees, providing wonderful structure to the outside space and beyond is beautiful open countryside and uninterrupted views over fields.

The stunning grounds of this house are a particular strength and provide space to enjoy the quiet ambience and privacy.

Services.

Mains services are installed. Oil fired central heating.

Directions.

Postcode – HU20 3XH

For a precise location, please use the What3words App///daydreams.testers.clusters



Location.

Little Weighton is a highly sought-after village which benefits from a village shop, Post Office, a café at Croft Park, village hall, church, playpark, duck pond, a CoE primary school, pub and there is good access to the A63 and M62. The village is well served by a bus connecting the village to Beverley and Cottingham.

Nearby South Cave is a charming village which is home to Cave Castle Country Club, a historic manor house set amidst picturesque parkland and enchanting woodlands. It has a stunning golf course, hotel with restaurants, health club and gym. There is a bowling green, tennis courts, cricket club, sports centre, play park, pubs, pharmacy, Church of England primary school and village shop with post office.

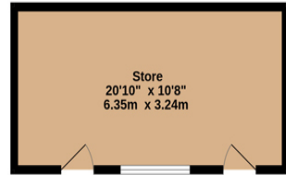
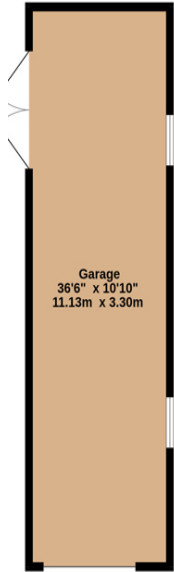
William's Den, a multi-award-winning attraction for children and families and voted best visitor attraction in East Yorkshire in 2022 is a short drive away. Little Wold vineyard is located by South Cave and Drewton's is positioned just north of South Cave, set in 1,200 acres of tranquil countryside, developed from restored farm buildings, Drewton's features a farm shop, restaurant, tearoom, delicatessen, butcher, cellar and store, offering the very best in locally sourced seasonal produce. The long-distance footpath, The Yorkshire Wolds Way, is positioned to the east of the village.

The Wolds and Vale of York is an unspoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be reached with beautiful beaches at Fraisthorpe, Filey and Skipsea. Numerous golf courses are within easy reach.

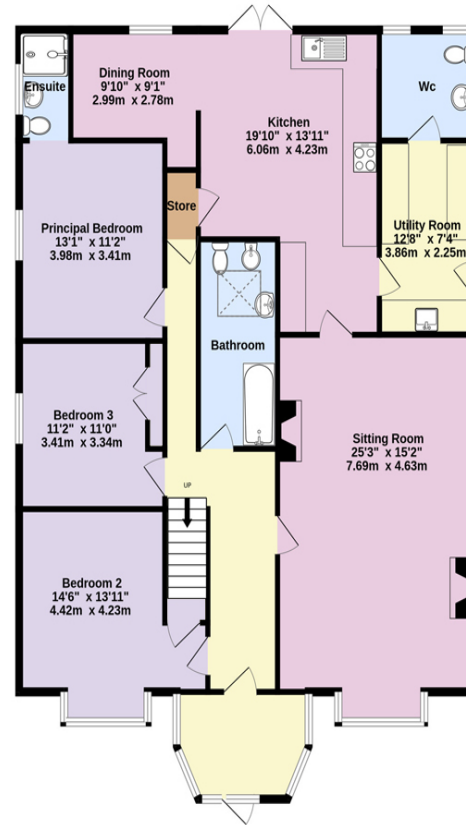
Beverley is an historic and attractive market town with Beverley Minster, a racecourse and a variety of high quality, independent and national retailers. The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach and commuting distance. The mainline railway station in York and Hull provides services to all parts of the UK. The train station at Brough provides services to Hull, York, Sheffield, coastal towns, and there is a direct service to London Kings Cross. There is an excellent choice of strong state and independent primary and secondary schools within a viable school run.



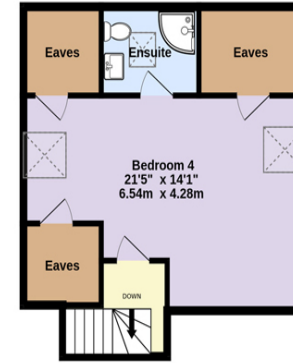
OUTBUILDINGS
616 sq.ft. (57.3 sq.m.) approx.



GROUND FLOOR
1589 sq.ft. (147.6 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 2653 sq.ft. (246.5 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.

Made with Metropix ©2024



PLEASE CONTACT THE POCKLINGTON OFFICE - 01759 779025 - 70 MARKET STREET, POCKLINGTON, YORK YO41 2AB

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk.

Particulars dated June 2024. Photographs and videos dated June 2024.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.

