



Northholme, 11 Cave Road, Brough, HU15 1HA

FINE & COUNTRY

NORTHOLME, LOCATED AT 11 CAVE ROAD, BROUGH  
IS CONSIDERED THE MOST PRESTIGIOUS ADDRESS IN THE REGION



This stunning Edwardian property is set on a beautifully landscaped  
two-acre, south-facing plot.

## Summary

This residence offers modern conveniences within a stylish period setting, featuring superb leisure facilities such as an indoor heated pool, a games room, and a tennis court. With around 7,500 sq. ft. of living space, the property includes seven bedrooms and comprehensive local amenities. Plus four car garage, two car carport with drive and electric gates.

## Agent's Perspective

Welcome to Northolme at 11 Cave Road, Brough. This property truly represents the pinnacle of luxurious living in the area.

As you step onto the two-acre, south-facing landscaped grounds, you'll immediately appreciate the care and attention that has gone into maintaining this beautiful Edwardian residence. The combination of modern conveniences with the charm of its period architecture creates a unique and inviting atmosphere.

The house spans approximately 7,500 sq. ft., offering ample space for both relaxation and entertainment. The entrance vestibule leads you into an inner hall with a fine staircase that sets the tone for the rest of the home. The open-plan bespoke study is perfect for working from home, while the drawing room, with its south-facing bay window, invites plenty of natural light.

From here, you can step through a connecting door to the large conservatory, a wonderful spot to enjoy the garden views all year round.





The dining room also features a south-facing bay window, making it an ideal place for family meals or hosting guests. The open-plan dining living kitchen is a standout feature of the home, measuring 36' x 26'3" in an L-shape. This space is designed for modern living, with high-quality fittings and plenty of room for both cooking and socialising.

On the ground floor, there are three convenient W.C.s, a large rear entrance, and a utility room.

Moving upstairs, the master bedroom suite is impressive, with an ensuite and a spiral staircase leading to a second-floor bathroom. In total, there are seven bedrooms, providing plenty of accommodation for family and guests.

Northolme enjoys a prime location overlooking the Brough golf course and is close to a range of local amenities, including a supermarket, various shops, pubs, bars, and restaurants. The local yacht club is a fantastic place to enjoy leisure time, and Brough railway station, just a five-minute walk away, offers direct access to Kings Cross London.

#### 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

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.

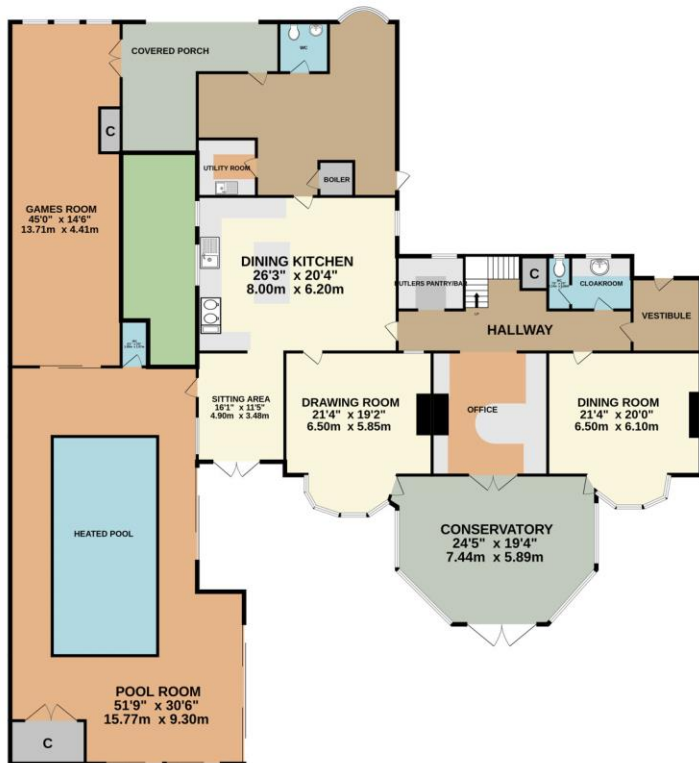
### Valuation/Market Appraisal:

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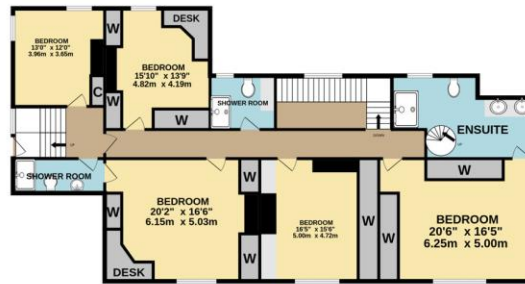




GROUND FLOOR  
5397 sq.ft. (501.4 sq.m.) approx.



1ST FLOOR  
1853 sq.ft. (172.2 sq.m.) approx.



2ND FLOOR  
1007 sq.ft. (93.5 sq.m.) approx.



CAVE ROAD, BROUGH, HU15 1HA

TOTAL FLOOR AREA : 8257 sq.ft. (767.1 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](http://www.fineandcountry.com)

