



7 Temple Close, Welton, Brough, East Yorkshire, HU15 1NX

FINE & COUNTRY

STUNNING DETACHED PROPERTY WITH HUMBER VIEWS



This impressive detached home offers a perfect balance of space and style. Located on a third of an acre plot with sweeping views over the Humber and open countryside, this property is designed for modern living. With up to six bedrooms, four receptions, and three bathrooms, there is plenty of room for a growing family or those looking to work from home. The stylish kitchen, recently re-fitted, is the heart of the home, equipped with top-of-the-line appliances and a centre island.

From the Agent's Perspective

This property is a rare find, offering a combination of generous space, modern design, and breathtaking views. Set on an elevated third of an acre plot, the home takes full advantage of its position, with large picture windows in the main reception rooms that allow natural light to flood the space, creating a warm and inviting atmosphere. These windows also provide a stunning outlook over the Humber and the open fields beyond, giving a sense of connection to the beautiful surrounding landscape.

The house itself extends to around 2600 sq ft, offering a versatile layout that can be tailored to suit a variety of needs. With up to six bedrooms, there's ample space for a large family, guests, or even a home office setup. The four reception rooms provide plenty of options for both formal and casual living, making it easy to entertain or simply relax with family. The recently re-fitted kitchen is a real highlight, designed with a modern aesthetic that includes high-end appliances and a central island unit – perfect for everything from a quick breakfast to preparing a family feast.

Welton is known for its charm and convenience. As one of the region's prettiest villages, it offers a peaceful setting while still being close to key amenities. The A63 is just minutes away, providing easy access to nearby towns and cities, making this property ideal for commuters. South Hunsley School, renowned for its excellence, is just a short walk away, which is a huge plus for families. The nearby town of Brough offers a range of services, including a main line railway station, making it easy to travel further afield.





This home offers a unique blend of space, style, and location. Whether you're looking to accommodate a growing family, enjoy the benefits of working from home, or simply want to take in the stunning views, this property has something to offer.

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

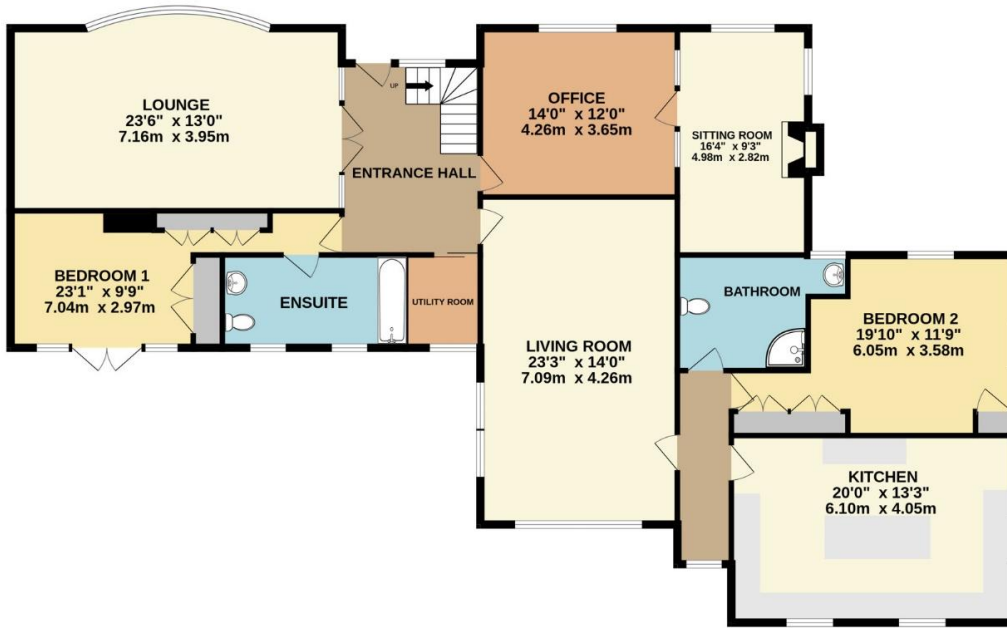
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

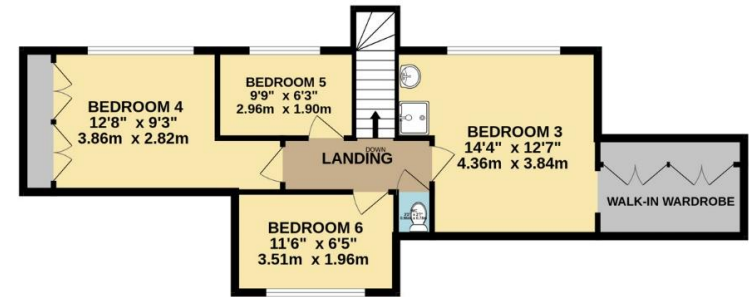




GROUND FLOOR
1983 sq.ft. (184.2 sq.m.) approx.



1ST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 2600 sq.ft. (241.6 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

