



Swan Cottage, 264 West Ella Road, West Ella, East Yorkshire, HU10 7SF

CHARMING 18TH CENTURY GRADE II LISTED HOME IN WEST ELLA



This beautifully maintained, Grade II listed home, dating back to around 1780, is one of the oldest properties in the village. Situated on a landscaped quarter-acre plot, the house has been thoughtfully extended and updated to blend historic charm with modern comforts. Offering three double bedrooms, three bathrooms, and flexible living space, this home stands out for its character and practicality. With private entertaining areas, and a unique blend of period features, this is a rare find in the heart of the West Ella conservation area.

From the Agent's Perspective

This home offers a rare chance to become part of West Ella's rich history. As one of the village's oldest properties, dating back to around 1780, this Grade II listed home is truly something special. The house has been beautifully maintained and thoughtfully extended, ensuring it remains practical for 21st-century living while still honouring its heritage. From the moment you step inside, you're greeted by an impressive gothic-style door, setting the tone for the unique character that runs throughout.

The heart of the home is the striking 27ft dining kitchen, with its vaulted ceiling and double French doors that lead directly onto the garden terrace. It's a space that effortlessly blends old-world charm with modern conveniences – from the quartz worktops and range oven to the stylish, integrated appliances. The south-facing living room, which flows into the dining area, is bathed in natural light and offers an inviting space for family gatherings or quiet evenings in.

The flexibility of this home is another standout feature. The ground floor hosts two double bedrooms, each with their own fitted wardrobes and access to well-appointed bathrooms, including an en-suite in the master. The master bedroom also boasts French doors that open out onto the garden, creating a lovely sense of indoor-outdoor living. The first floor adds even more versatility, with a large 20ft office or study, an additional double bedroom, and a bathroom. This upper level could easily function as a self-contained guest suite, providing privacy for visiting family or friends.





Stepping outside, the property continues to impress. The gardens have been beautifully landscaped to offer both practical outdoor entertaining areas and quiet, private spaces to relax. The rear garden enjoys plenty of privacy, with a large terrace, ideal for dining al fresco, and a gazebo currently housing a hot tub, which could be included as part of a separate negotiation. There's also a second garden area, accessed through double gates, that offers even more space for outdoor enjoyment.

In terms of practicality, the property doesn't disappoint either. The driveway offers ample parking and leads to a double garage, with electric gates providing both security and privacy. The size of the plot and the layout of the house make it feel spacious and well-balanced, providing all the benefits of modern living while keeping the unique charm of a historic home intact.

For anyone looking to own a piece of West Ella's history without compromising on space, comfort, or convenience, this property truly stands out. Whether it's the characterful diamond-sectioned windows, the gothic-inspired entrance, or the smart, contemporary touches throughout, this home offers something for everyone.

Location

West Ella village was the legacy of Richard Sykes of the Sledmere House family and was created largely in the mid 1800's in the classical neo gothic style making it one of the most notable and attractive villages in the country located within easy reach of the city of Hull nestled between Kirk Ella and Swanland with easy access to the A63 and Humber Bridge Approach Road.

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 E.*

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.

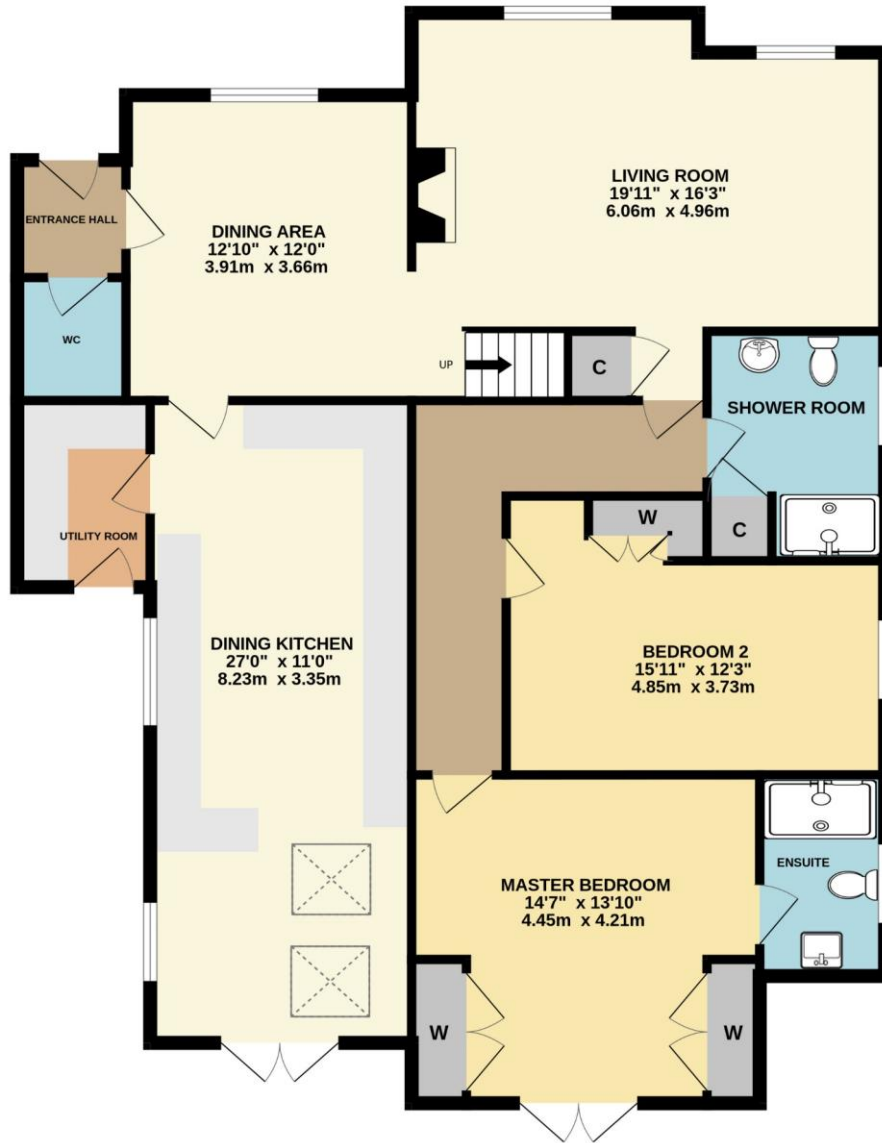
Viewings

Strictly by appointment with the sole agents.

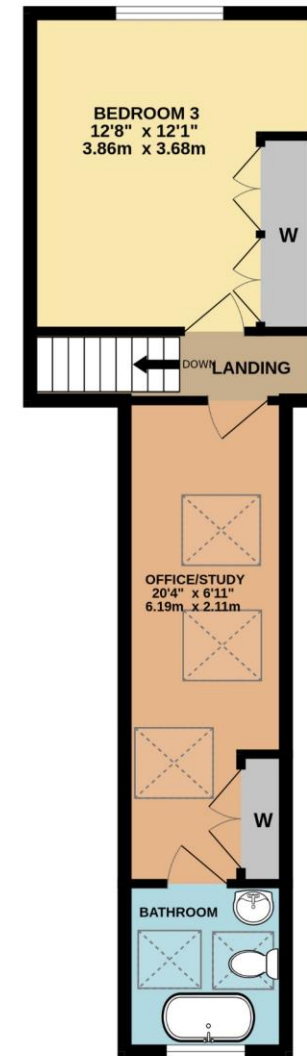




GROUND FLOOR
1403 sq.ft. (130.4 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1785 sq.ft. (165.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of dimensions, materials, finishes, etc. are subject to change without notice and are not guaranteed to be exact.

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

