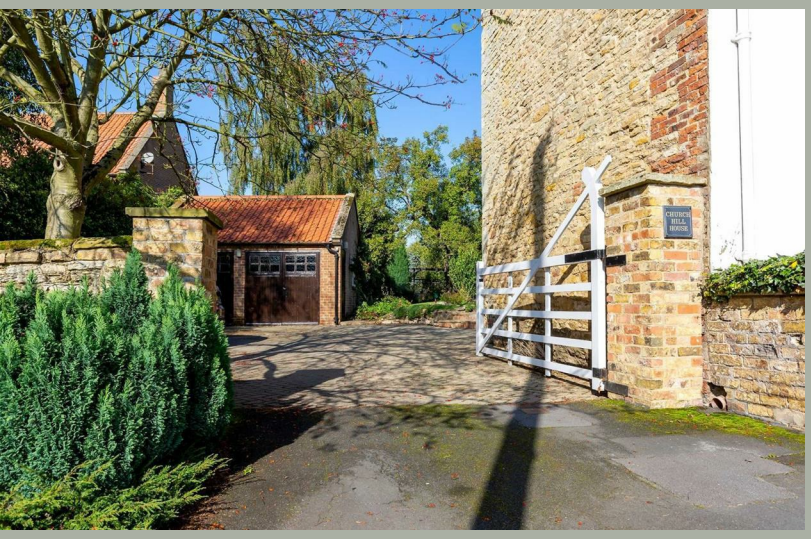
CLUBLEYS

6, Church Hill,
South Cave, HU15 2EU
£650,000







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ZOOPLA

ABOUT THE PROPERTY

Positioned in the prestigious village of South Cave, adjacent to the historic Cave Castle, this charming 'GRADE II LISTED BUILDING' offers a unique blend of traditional character and modern living. Built circa 1763, this delightful property spans an impressive 2,336 square feet, providing ample space for families or those seeking a serene retreat.

The property features three well-proportioned bedrooms, each offering a comfortable and inviting atmosphere. The traditional architecture is complemented by a beautifully maintained interior, which retains many original features, adding to its charm and appeal.

One of the standout features of this property is the generously sized garden, which boasts an extensive variety of foliage and shrubbery. This outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the tranquillity of nature. It provides an ideal setting for family gatherings, summer barbecues, or quiet evenings spent under the stars.

Living in South Cave means you will be part of a vibrant community, with local amenities and picturesque surroundings. The village offers a peaceful lifestyle while still being conveniently located for access to nearby towns and cities.

This property is a rare find, combining historical significance with modern comforts in a sought-after location. Whether you are looking to make it your family home or a tranquil retreat, this house is sure to impress.



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Estate Agents | Lettings Agents | Chartered Surveyors

Tenure: Freehold
East Riding of Yorkshire
Band: G

ACCOMMODATION COMPRISES:

GROUND FLOOR

MAIN ENTRANCE
Via an imposing original feature timber door leading into...

ENTRANCE HALL
stairs off leading to left annexe, ceiling light. Understairs storage.

LOUNGE/DRAWING ROOM
7.38 x 4.34 (24'2" x 14'2")
A beautiful character filled room, spacious with a feature 'inglenook' fireplace housing a gas log burner. Dual aspect sash windows with window seats, picture rail, ceiling light. Two built in storage cupboards, radiator. Glazed French doors leading into…

SUN ROOM/ORANGERY
3.57m x 3.71m (11'8" x 12'2")
Original stone walls embraced into the structure of this stunning light & airy space. Tiled floor, radiator and french doors leading out to the picturesque rear garden.

DINING ROOM/SITTING ROOM
4.23m x 4.31 (13'10" x 14'1")
Spacious room comprising original feature fireplace, ornate decorative recess shelving with storage beneath. Sash windows to front & rear elevation, radiator, ceiling light. Door off into…

COUNTRY KITCHEN
4.63m x 3.35m (15'2" x 10'11")
This country style fitted kitchen comprises a vast range of base, wall, floor and drawer units with complimentary work surfaces, induction hob with extractor over and built in electric double oven/grill. one and half bowl sink unit and drainer with mix tap, space for fridge freezer/dishwasher. Original feature oak beamed ceiling, laminate flooring - tiled to splash-backs, window to rear granting generous light-rear exit door off to garden.

UTILITY/CLOAKS
3.81m x 1.81m (12'5" x 5'11")
Newly installed suite incorporating WC, housed with sink unit and mixer tap. Complimentary worktop, window to rear view, wall mounted units to either side of the window, space for washer beneath. Tiled to surrounds, laminate flooring, comprising feature heated towel rail.

LOBBY /SCULLERY (off kitchen)
With radiator, and ceiling light.

OFFICE
1.49m x 2.19m (4'10" x 7'2")
Versatile space featuring window to overlooking the rear garden. Radiator, ceiling spot lights, wooden flooring.

FIRST FLOOR

SPLIT-LEVEL LANDING
Floating airing cupboard for storage over the stairs.

MASTER BEDROOM
5.18m x 3.6m (16'11" x 11'9")
Large double room with sash window to the rear elevation, and radiator beneath. Built in dressing room/storage with ventilation.

EN-SUITE BATHROOM
3.33m x 3.54m (10'11" x 11'7")
Suite with sash window to rear garden views, allowing optimal light. Comprising: Panel bath, pedestal wash hand basin, low flush WC. Shower enclosure fully tiled with glazed doors, modern waterfall shower head and hand held shower attachment. Olde school chrome ladder radiator incorporating heated towel rail.

GALLERIED LANDING
A light space with beautiful views from the window seats facing the front elevation., ceiling lights and radiator.

BEDROOM TWO
4.27m x 4.32m (14'0" x 14'2")
Double room, sash window to front elevation with radiator beneath. Double storage cupboards providing ample space, original feature fireplace, dado rail. ceiling light.

BEDROOM THREE
3.66m x 2.9m (12'0" x 9'6")
Double room with original feature fireplace, convenient accessible storage to one side, sash window to rear elevation, radiator beneath. Steps up to large dressing room housing a wall mounted boiler and radiator.

FAMILY BATHROOM
2.68m x 2.72m (8'9" x 8'11")
Large three quarter tiled family bathroom featuring: panelled bath, low flush WC, shower enclosure with glazed door and mains fed shower, wall mounted sink unit, sash window to front elevation, heated towel radiator, ceiling recess spotlights, loft access.

OUTSIDE (Front & Rear)
Established, stunning rear garden with a vast manicured lawn, a host of mature fruit trees to include pear, plum, apple and fig. A variety of mature trees with a paved seating area and ornate feature wall dividing the second section of the garden which extends beyond. A feature arched Pergola, further apple trees, pear and plum trees. Raised area with further seating, timber boundary fencing and boundary walls. Additional elevated section of the garden, housing rhubarb and gooseberry bushes. Paved patio with flowers and shrubs. Hard to describe an area so beautiful, viewing is essential to truly appreciate this labour of love!
To the front of the property are raised brick flower beds with a colourful array of plants & flowers and shrubbery, access via the side leads to a brick built double garage with power and light and personnel door. Block paved driveway provides parking for multiple vehicles.

ADDITIONAL INFORMATION
Built in 1763

*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website: https://checker.ofcome.org.uk?en-gb/broadband-coverage
*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website: https://checker.ofcome.org.uk?en-gb/mobile-coverage
*Referral Fees
We may receive a commission, payment fee or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to you. Details can be found on our website.
We believe the tenure of the property to be Freehold.

SERVICES
Mains gas, electricity, water and drainage are connected.

APPLIANCES
None of the appliances have been tested by the agent.

SPLIT LEVEL LANDING

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Ground Floor



First Floor



VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

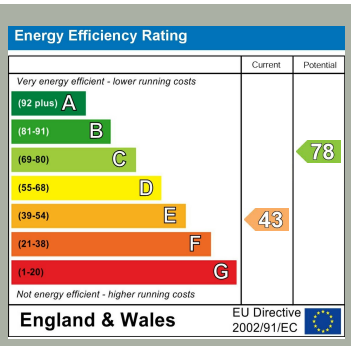
Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.