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Limb
MOVING HOME



Beech Hill Cottage, Beech Hill Road, Swanland, North Ferriby, HU14 3QY

- 📍 Landmark Property
- 📍 Detached Period Cottage
- 📍 Plot of Approx. 0.28 Acre
- 📍 Council Tax Band = D
- 📍 3 Bedrooms
- 📍 So Much Potential
- 📍 Ready to Move Into
- 📍 Freehold/EPC = D

Guide Price £325,000

INTRODUCTION

Offers invited between £325,000 to £345,000.

Beech Hill Cottage is a distinctive "landmark" property, occupying a prominent position at the entrance to the highly desirable village of Swanland, at the junction of Occupation Lane and Beech Hill Road. With open fields adjoining to one side and opposite, within a generous plot of approximately 0.28 acre, the property presents an exciting opportunity for those seeking a home with character, individuality and further potential.

Ready to move straight into, the accommodation is arranged over two floors and currently comprises three reception rooms, a fitted kitchen and downstairs W.C., with three bedrooms and a feature bathroom to the first floor. Gas-fired central heating to radiators and uPVC framed double glazing are installed.

Parking is available to both sides of the property, with a gated entrance opening into the garden and a further driveway providing access to a very useful outbuilding. The generous plot extends to approximately 0.28 acre, being predominantly lawned and interspersed with numerous mature trees, some of which are protected by Tree Preservation Orders.

The size and configuration of the plot provides considerable scope to extend, remodel or further enhance the property over time, subject of course to any necessary planning and other consents. With its prominent village setting, generous grounds and exciting potential, Beech Hill Cottage is a particularly interesting and attractive proposition.



LOCATION

Swanland is widely regarded as one of the most prestigious and picturesque villages in the East Riding of Yorkshire. Situated on the edge of the Yorkshire Wolds, it offers a refined residential atmosphere around a quintessentially English village pond. Alongside the nearby villages of North Ferriby and Kirk Ella, Swanland remains one of the most desirable addresses for discerning homeowners in the region.

The village maintains a charming feel while providing easy access to high-end local services. Residents benefit from a range of amenities, including a traditional village pub serving food, a chemist, and convenience store with a post office. For more extensive retail needs, the nearby Anlaby Retail Park and Willerby shopping park are just a short drive away. The community-centric village hosts numerous events, contributing to the vibrant social fabric that defines local life. There is also a tennis and bowls club plus a recreational park with children's play area.

A significant advantage for families is the proximity to top-tier education. The village is home to the outstanding Swanland Primary School, consistently recognized for its academic excellence. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College. Prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach.

Swanland provides superb regional connectivity for those who value a tranquil setting with quick access to the A63, which connects directly to the M62 motorway network and Hull city centre. For rail travel, the nearby stations at North Ferriby and Brough provides services to Hull, Leeds, and beyond, ensuring excellent links for commuters.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 7 miles
- Beverley (Historic Market Town): Approx. 10 miles
- York: Approx. 34 miles
- Leeds: Approx. 54 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.



ACCOMMODATION

With a feature storm porch and nn impressive oak entrance door opens to the living room.



LIVING ROOM

A cosy room with log burner upon a tiled hearth. Window to front and a large bow window to the side elevation. Storage cupboard to alcove.



SITTING ROOM/STUDY

Window to front elevation.



BREAKFAST KITCHEN

Having a range of fitted units with chunky timber worksurfaces. There is an integrated oven, five ring gas hob with filter above, dishwasher, double ceramic trough style sink with mixer tap, windows to both sides and an external access door to the rear garden. To one corner lies a large "walk in" utilities cupboard housing the Worcester gas fired central heating boiler and having plumbing for an automatic washing machine.





REAR DAY ROOM

Overlooking the rear garden with sliding patio doors opening out.



W.C.

Low level W.C. and wash and basin.

FIRST FLOOR

LANDING

BEDROOM 2/DRESSING ROOM

Window to front elevation. With interconnecting door to:



BEDROOM 1

A double bedroom with window to front elevation.



BEDROOM 3

Window to rear elevation.



BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, feature freestanding bath, separate shower cubicle, heated towel rail, window to side.



OUTSIDE

Parking is available to either side of the house with a swing gate opening to a parking area and the garden plus a further driveway to the other side of the house leading to a very useful outbuilding. The gardens are a particular feature, extending to approximately 0.28 acre, and the lawn is interspersed with numerous fine trees, some with tree preservation orders. The size of the site gives plenty of scope for extension/remodelling in time, subject to appropriate permissions being obtained.



VIEW TO FRONT



HEATING

The property has the benefit of gas fired central heating.

GLAZING

The property has the benefit of uPVC framed double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.

All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them

(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

If there is any point which is of 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.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

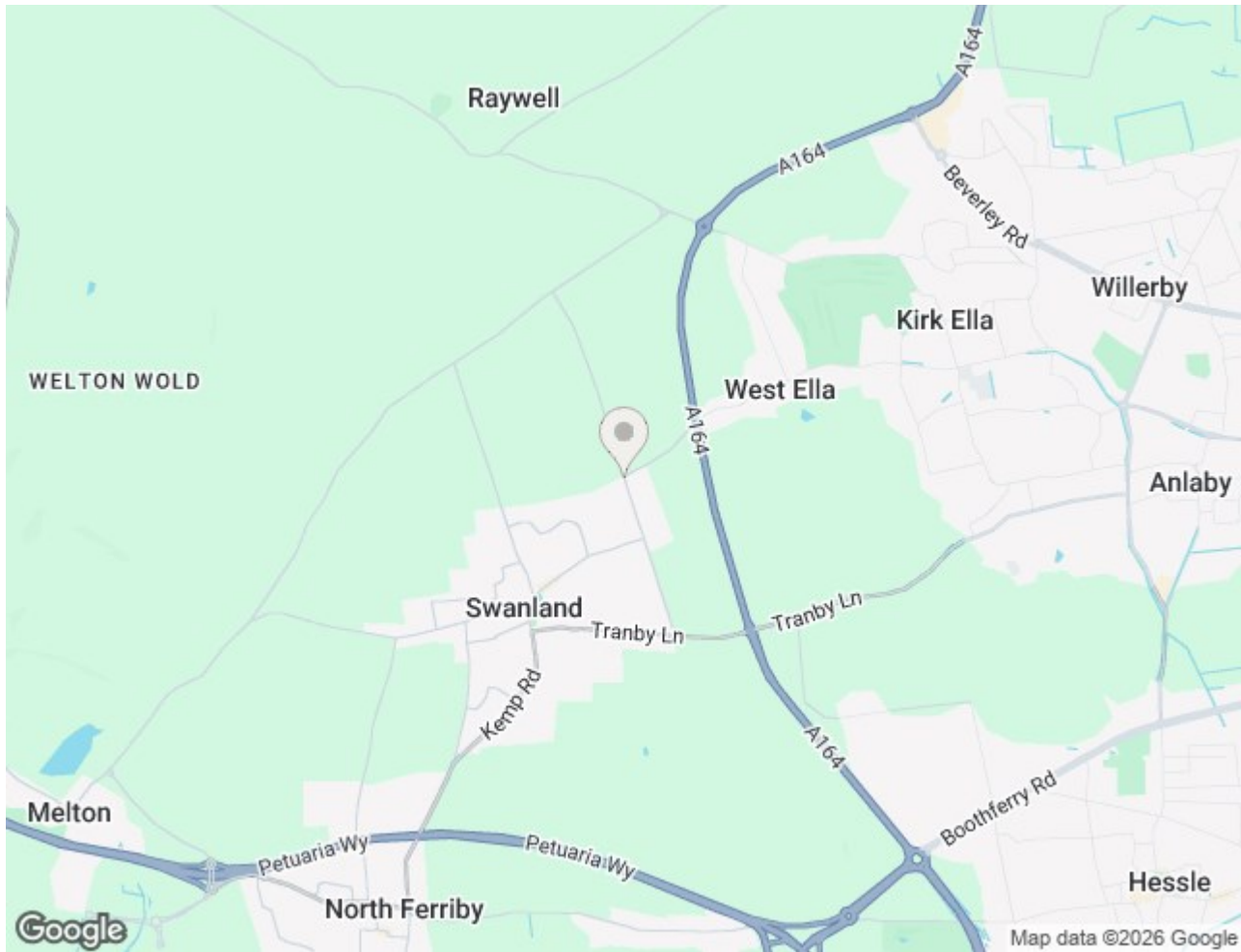
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

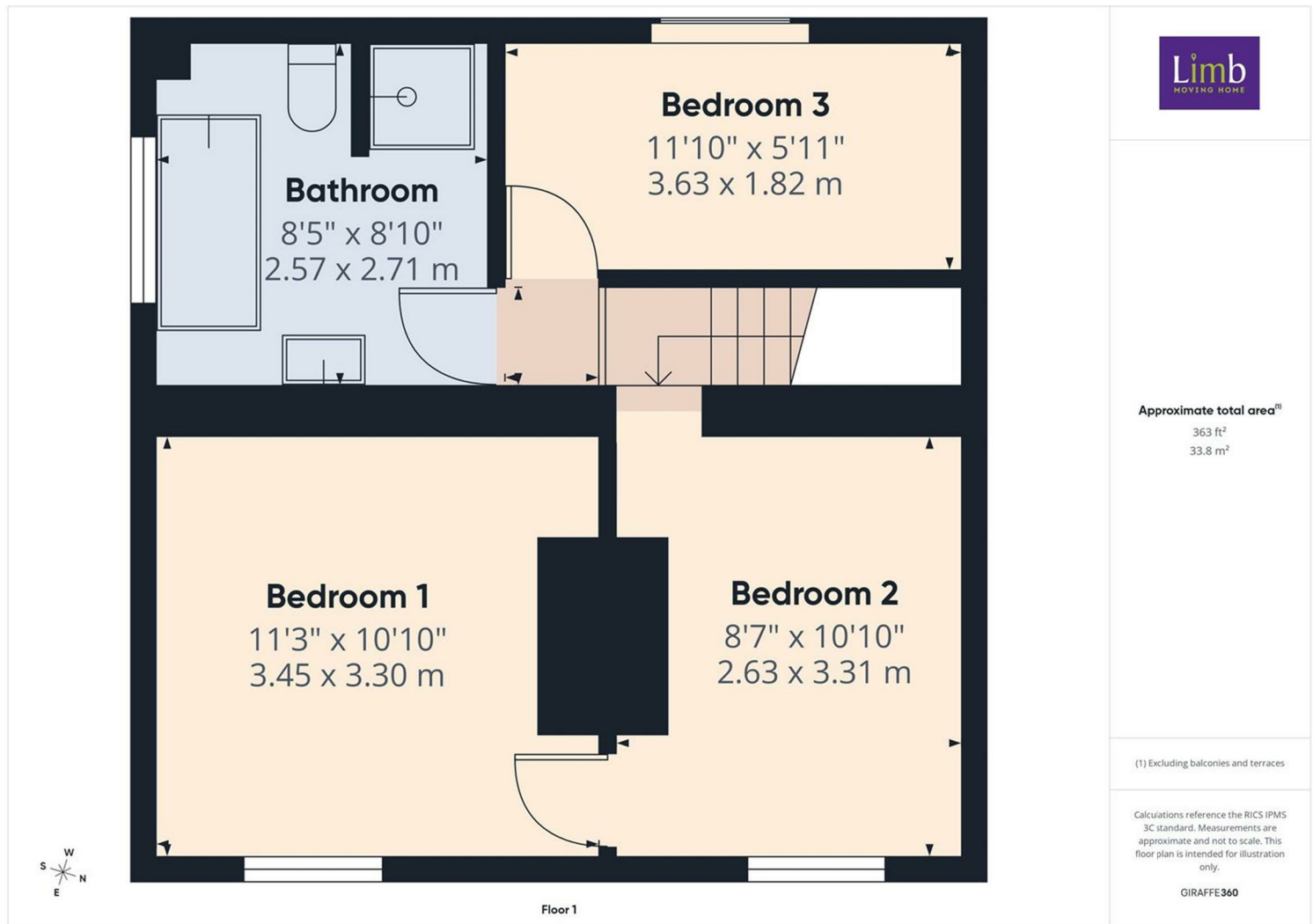
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	