Welton Road, Brough, East Yorkshire, HU15 1AF

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MOVING HOME










# *Shaws House, 8 Church Street, Welton, East Yorkshire, HU15 1NH*

- Fine Period Property
- Exquisitely Appointed
- Great Character
- Council Tax Band = F
- 4 Bedrooms
- Large Rear Garden
- Central Village Location
- Freehold/EPC = D

*£595,000*

## *INTRODUCTION*

Shaws House is a truly special property located in the centre of this beautiful conservation village and is offered with no onward chain. Exquisitely presented and exuding great charm and character with an abundance of period features, this property really must be viewed to be fully appreciated. Of historical interest, having a prestigious Grade II listing, the rear section of the property is believed to date back to the 1600's when it was purportedly the "honeymoon cottage" to the then Howden estate. The front façade as we see it today was added in 1784, once being a school and a veterinary surgery. Today this outstanding period property is a delightful home which has a garden to the rear of approximately 280ft in length with paved terrace and lawn. The accommodation is depicted on the attached floorplan and briefly comprises two stunning reception rooms to the front of the property with a further reception room to the rear with kitchen, study and utility room beyond. The upper two floors have a series of four bedrooms complimented by a stylish shower room, en-suite to bed 1 and a fabulous loft bathroom with claw footed freestanding bath. This accommodation has a gas fired central heating system to radiators and there is a selection of double glazing. There are a number of outbuildings, one being a former stable complete with hay rack. The rear garden is idyllic extending to approximately 280ft in length being mainly lawned complete with an extensive terrace directly to the rear of the house, an ideal place to enjoy the sun, relax or entertain. There is a covered hot tub area complete with sun awning which looks down the garden.





## *LOCATION*

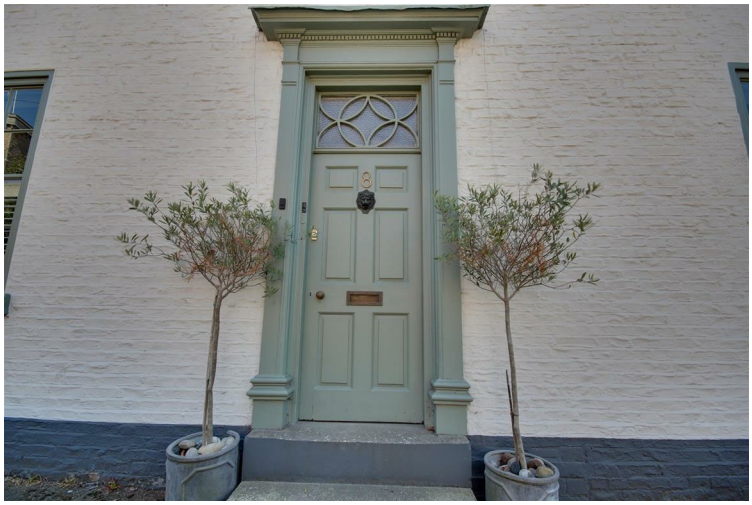
Welton is one of the region's most picturesque and desirable villages and is clustered around St Helen's church and village pond with running stream from the Dale. Welton has a well reputed village pub, school, and highly reputable secondary schooling at South Hunsley in the neighbouring village of Welton. Located at the foot of the Yorkshire Wolds, many beautiful walks and cycle trails are available. Welton is also ideally placed for immediate access to the A63 leading to Hull city centre to the east and into the M62 and national motorway network to the west. A mainline railway station is located in the neighbouring village of Brough.



NAEA National Association of Estate Agents
The Property Ombudsman
APPROVED CODE
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## *ACCOMMODATION*

Steps lead up to an impressive front door with ornate fan light above surrounded by period pediment.



## *ENTRANCE HALL*

A beautiful hallway with a turning staircase and period balustrade leading up to the first floor, tiled floor and an archway leads through to the rear lobby.



## *LIVING ROOM*

14'3" x 12'4" approx (4.34m x 3.76m approx)
With sash windows to both front and rear elevations, attractive wide plank flooring, coving to ceiling and a grand chimney breast houses a stunning fire surround with log effect gas fire upon a tiled hearth.





## *SITTING ROOM*

14'5" x 13'0" approx (4.39m x 3.96m approx)
With sash window to front elevation. The chimney breast has a stunning grand fire surround with log burner upon a tiled hearth, moulded coving and ceiling rose, attractive wooden flooring.



## *INNER LOBBY*

## *REAR LOBBY*

With external access door out to the garden.

## *CLOAKS/W.C.*

With low level W.C. and wash hand basin.



## *DINING ROOM*

17'1" x 14'10" approx (5.21m x 4.52m approx)
With stunning sealed unit sliding sash replacement window overlooking the patio. A pine door opens to a secondary staircase leading up to the first floor.







## *BREAKFAST KITCHEN*

14'5" x 12'3" approx (4.39m x 3.73m approx)
Having a selection of units, sink and drainer, tiled surround. Ample area for table and chairs, window and door to side elevation. Situated off the kitchen is a useful shelved pantry. Wall mounted Ideal Standard Logic gas fired central heating boiler.



## *STUDY*

12'5" x 12'5" approx (3.78m x 3.78m approx)
Window to rear elevation, feature fire surround with cast fireplace, tiling to floor, cupboard to corner.



## *UTILITY ROOM*

12'8" x 11'8" approx (3.86m x 3.56m approx)
With fitted sink, plumbing for automatic washing machine, ample space for further appliances, part brick chimney breast, tiling to floor.

## *FIRST FLOOR*

## *FRONT LANDING*

A lovely landing with sash window to the front providing views of the church.



## *BEDROOM 1*

14'5" x 11'2" approx (4.39m x 3.40m approx)
Upto chimney breast which is flanked by wardrobes to either side.
Sash window to front elevation, moulded coving to ceiling.





## *EN-SUITE SHOWER ROOM*

With attractive recently installed suite comprising designer wash hand basin upon a plinth with mixer tap, low level W.C. and shower enclosure with handheld and rainhead shower system, heated towel rail.





## *BEDROOM 2*

14'5" x 12'0" approx (4.39m x 3.66m approx)
To chimney breast flanked by cupboards to either side. Sash window to front elevation with seat, period fireplace with cast grate to chimney breast, moulded coving.





## *REAR LANDING*

With a staircase leading up to the second floor.



## *BEDROOM 3*

8'4" x 12'1" approx (2.54m x 3.68m approx)
Upto chimney beast with window to alcove, sliding sash window to side elevation.



## *SHOWER ROOM*

With a recently installed stylish suite comprising low level W.C., designer wash hand basin upon a plinth, large shower enclosure with rainhead and handheld shower system, heated towel rail, Yorkshire style sliding sash window.



## *SECOND FLOOR*

## *LANDING*

There is a cute landing area.



## *BEDROOM 4*

24'3" x 12'10" approx (7.39m x 3.91m approx)
With restricted head height. Window overlooking the rear garden and further small window to side of chimney breast plus Velux window. Situated off the bedroom is a "walk in" robe.



## *BATHROOM*

16'1" x 7'8" approx (4.90m x 2.34m approx)
With suite comprising a claw footed bath with tap stand, low level W.C. and pedestal wash hand basin, antique style heated towel rail.



## *CELLAR*

There is a cellar which is accessed to the rear from outside of the property via steps.

## *OUTSIDE*

The property stands proudly on Church Street. A side gate leads directly to the rear garden where an extensive paved patio is an ideal place to relax or enjoy the sun. Directly to the rear of the property are a series of adjoining outbuildings, one being a former stable complete with hay rack and another part open to the garden housing a hot tub and with an awning. A particular feature is the size of the garden which is mainly lawned and extends to around 280ft in length with hedges and fencing to the borders. There is also a summerhouse located at the bottom of the garden. It is rare to find such a sizable garden in the centre of a village.











## *REAR VIEW*



## *AGENTS NOTE*

Please note that there is no off street parking for the property. The street scene provides unrestricted parking.

## HEATING

This property has the benefit of gas fired central heating system to radiators.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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.

## 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.

## *PHOTOGRAPH DISCLAIMER*

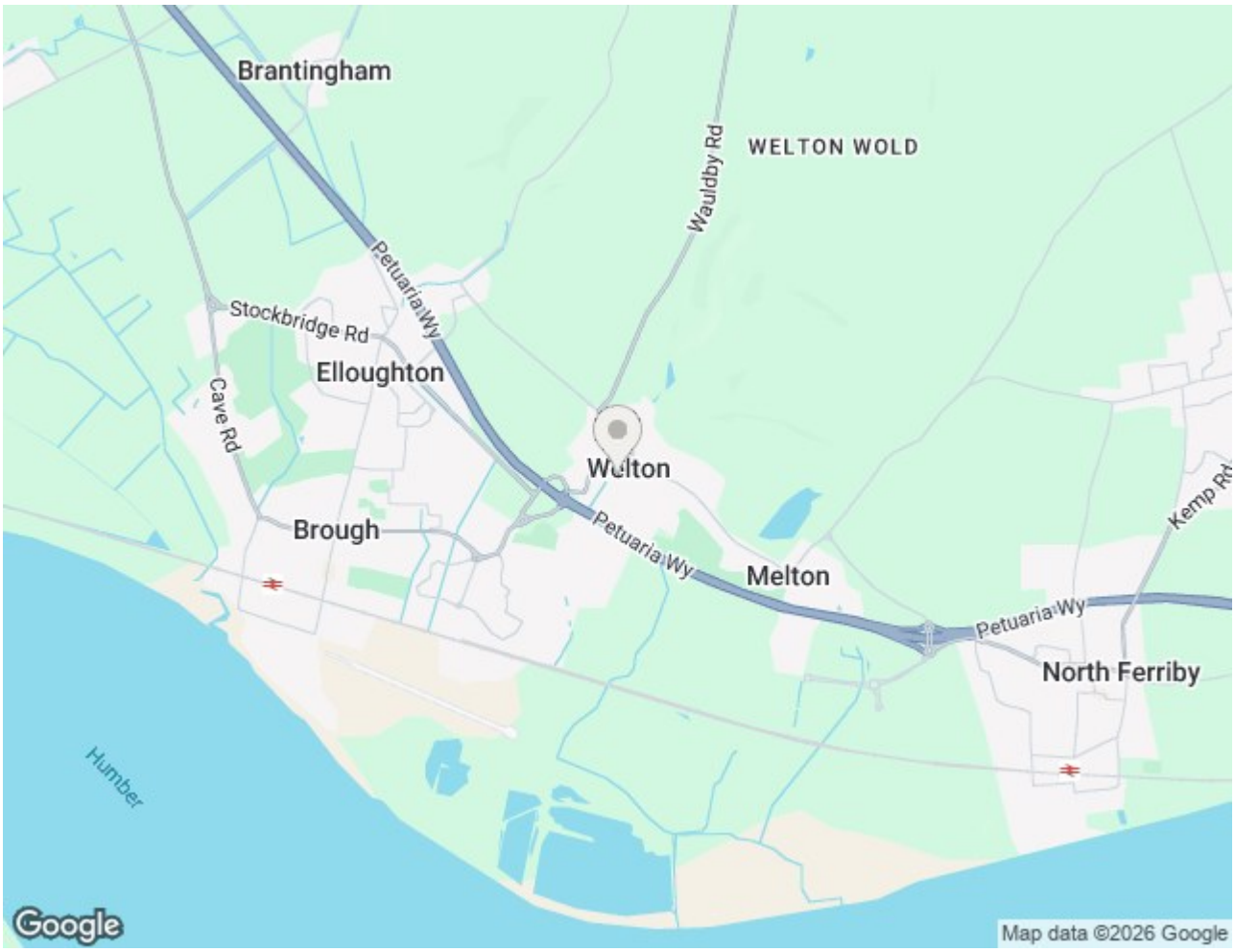
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware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

## *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.

## *GLAZING*

This accommodation has a selection of double glazing.

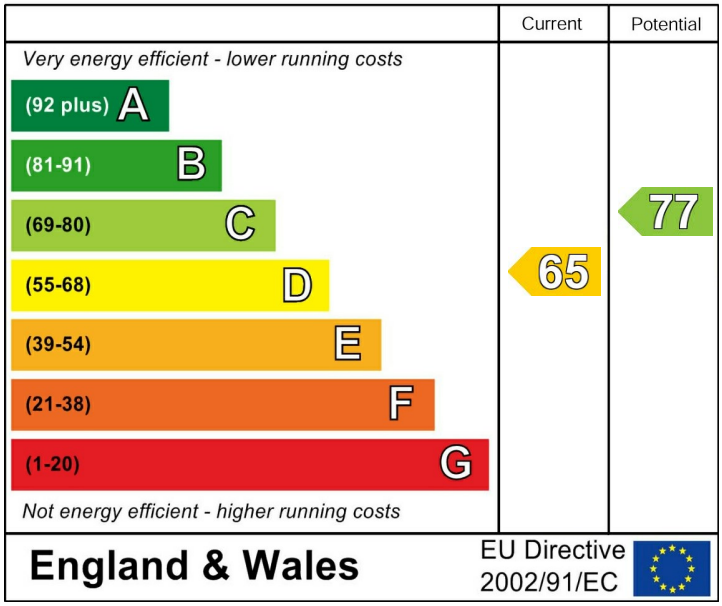





Total area: approx. 286.5 sq. metres (3084.3 sq. feet)

**Shaws House**

## Energy Efficiency Rating




## Environmental Impact ($CO_2$) Rating

