

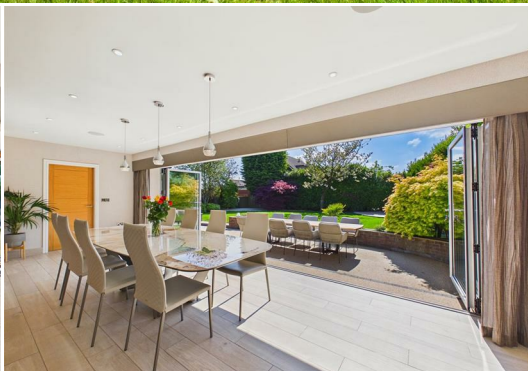
Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



Five Gables Welton Low Road, Elloughton, East Yorkshire, HU15 1HR

📍 Exceptional Detached

📍 6 Beds / 5 Baths

📍 Stunning Open Plan Living

📍 Council Tax Band = G

📍 Gated Entrance

📍 Great Parking/ Double Garage

📍 South Facing Rear Garden

📍 Freehold / EPC = C

£895,000

INTRODUCTION

Extending to over 4,000 sq. ft. across three floors, this outstanding detached house is a prime example of a modern family home designed with scale and specification in mind. Occupying a private plot of over a third of an acre, the property features a south-westerly garden and a high-tech interior finished with oak joinery and bespoke fittings throughout.

The ground floor is designed for both family life and entertaining. At its heart is an expansive open-plan living kitchen, featuring high-quality units and bi-folding doors that open directly onto the terrace. The main living room also includes bi-folding doors and a contemporary media wall, leading out to a large patio with a cedar-clad canopied area—providing a sheltered outdoor space for year-round use.

Practicality is a key feature, evidenced by a large utility and boot room with extensive storage. The first floor comprises four double bedrooms, each served by its own en-suite bath or shower room, with the master suite also benefiting from a fitted dressing room. The second floor provides two further bedrooms and an additional en-suite, offering a versatile space for guests or home working.

Set behind automated gates with dual access from Welton Low Road and Woodlands Lane, the property includes a large block-set forecourt for multiple vehicles and a substantial detached double garage.

LOCATION

The property is situated on the south side of Welton Low Road, close to the village centre. Elloughton is an established and highly sought-after, prestigious village, some 10 miles to the west of Hull. It offers an exceptional quality of life, and a lovely community atmosphere. Together with the neighbouring town of Brough, the area provides a secure and welcoming environment that remains one of the region's most desirable addresses catering for the needs of all.

The village offers a practical lifestyle with a range of local services designed for convenience. Residents enjoy the community feel of the local pubs, and the area is well-served by a variety of independent shops and facilities, supermarkets, and recreational opportunities.

Education is a significant draw for families, with the village being home to the well-regarded Elloughton Primary School. For secondary education, the village falls within the catchment for the highly regarded South Hunsley School and Sixth Form College in nearby Melton. Furthermore, prestigious independent options, including Hymers College, Tranby, and Pocklington School, are also within easy reach, ensuring excellent educational choices for all age groups.

Elloughton provides superb regional connectivity, making it an ideal base for many. The village sits in a prime position for access to the A63, which connects directly to the M62 motorway network and Hull city centre. For rail travel, the nearby station at Brough provides regular services to Hull, Leeds, and London King's Cross.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 11 miles
- Beverley: Approx. 10 miles
- York: Approx. 29 miles
- Leeds: Approx. 49 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

The layout and room sizes are detailed on the attached floorplan.

Residential composite entrance door to:



ENTRANCE HALLWAY

Spacious and welcoming with oak and glass balustrade staircase leading to the first floor with cupboard under. Underfloor heating in the entrance area. Windows to the front elevation.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Tiled floor, heated towel rail and window to front.



LIVING ROOM

The spacious living room is centered around a modern media wall finished in Venetian plaster with an inset electric fire. Features including remote-controlled curtains, air conditioning, and inset spotlighting. Bi-folding doors open directly onto the canopy-covered rear patio, while a front-facing window ensures a dual aspect. The room is finished with underfloor heating.





GAMES ROOM

With triple glazed windows to three sides. Isnet spotlights, two built in Monitor Audio ceiling speakers and data cabling, TV point and two panelled radiators.



LIVING KITCHEN

Situated to the rear of the house, this expansive open-plan space provides a central hub for family living. The dual-aspect room is naturally bright, featuring a triple-glazed window to the front and triple-glazed bi-folding doors that open to the rear patio. The high-specification finish includes a tiled floor with underfloor heating, inset spotlights, and an air conditioning unit. Integrated technology is a key feature, with built-in ceiling speakers, data cabling, and a Lutron system providing automated control for both the blinds and lighting.



KITCHEN/DINING AREA

The kitchen features an extensive range of high-quality, dual-tone units in book-matched walnut and contemporary cream, finished with quartz work surfaces. A matching central island provides additional workspace and includes a raised breakfast bar peninsula.

The suite of integrated NEFF appliances is comprehensive, comprising an oven, combination microwave, steam oven, warming drawer, and an induction hob with a downdraught extractor. Further integrated appliances include a larder fridge, larder freezer, dishwasher, and a wine fridge.

Practical additions include an under-counter one-and-a-half bowl sink with an Insinkerator boiling water tap, integrated refuse bins, and under-cabinet lighting. The room is also equipped with four built-in Monitor Audio ceiling speakers.



KITCHEN AREA



DINING AREA



LIVING AREA

With triple glazed window to the front elevation, bespoke media cabinet, data cabling, two built in Monitor Audio ceiling speakers.



UTILITY / BOOT ROOM

The spacious utility/boot room is fitted with an extensive range of base and wall units providing exceptional storage. Finished with quartz worktops and an inset sink with mixer tap, the room includes an integrated fridge, plumbing for a washing machine, and a concealed gas-fired boiler. The space features tiled flooring with underfloor heating, triple-glazed windows to the rear, and an aluminium external door providing direct access to the garden.



FIRST FLOOR

GALLERIED LANDING

With matching oak and glass balustrade staircase leading to the second floor. Two windows to the front elevation and two panelled radiators.



BEDROOM 1

With two windows to the front elevation. Data cabling, two panelled radiators, TV point and aircon unit.



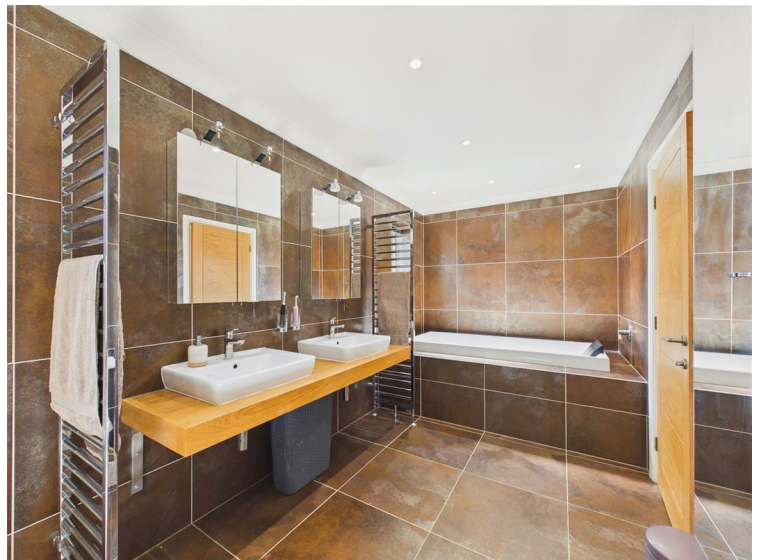
DRESSING ROOM

Fitted with built in units providing ample hanging space, shelving and drawers. Window to rear. Panelled radiator and inset spot lights.



EN-SUITE BATHROOM

With contemporary suite comprising a walk in shower with glass panel, Villeroy & Boch bath, twin vanity sinks, low flush W.C., two heated towel rails, inset spot lights, electric underfloor heating, tiling to floor and walls, three mirrored wall cabinets and windows to the rear elevation.



BEDROOM 2

With fitted wardrobes, desk and drawers. Window to rear. Panelled radiator, data cabling and TV point.



EN-SUITE BATHROOM

With suite comprising a walk in shower, Villeroy & Boch bath, wash hand basin and low flush W.C. Two heated towel rails, inset spot lights, electric underfloor heating, tiling to floor and walls, mirrored wall cabinet and window to the front elevation.



BEDROOM 3

With fitted wardrobes, desk and drawers. Window to the front elevation, panelled radiator, data cabling and TV point.



EN-SUITE SHOWER ROOM

Being fully tiled with suite comprising a walk in shower with glass panel, Villeroy & Boch wash hand basin and low flush W.C. Heated towel rail, electric underfloor heating, inset spot lights, mirrored wall cabinet and window to side.



BEDROOM 4

With fitted wardrobes, desk and shelving. Panelled radiator, data cabling and TV point. Window to rear.



EN-SUITE BATHROOM

With suite comprising a Villeroy & Boch bath, walk in shower with glass panels, wash hand basin and low flush W.C. Two heated towel rails, inset spot lights, mirrored wall cabinet, electric underfloor heating and window to rear.



SECOND FLOOR

LANDING

With built in storage cupboards and Velux tyle window to the rear. Inset spot lights and panelled radiator.

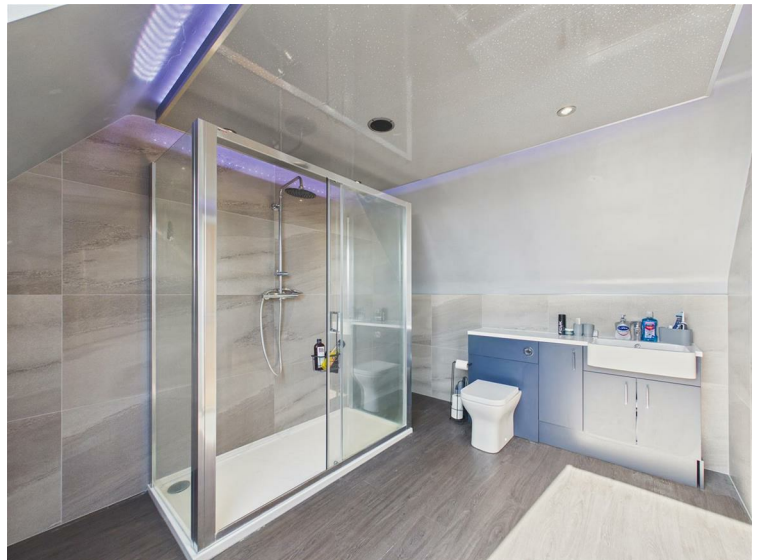
BEDROOM 5

With Velux style window to the rear elevation. panelled radiator, data cabling, inset spot lights and TV point.



EN-SUITE SHOWER ROOM

With suite comprising a shower enclosure, vanity unit with wash hand basin and low flush W.C. Mirrored wall cabinet, heated towel rail and Velux style window to the rear.



BEDROOM 6 / GYM

With two Velux style windows to the front and Velux style window to the rear elevation. Inset spot lights. A large storage room is situated off housing the cylinders.



OUTSIDE

The property occupies an impressive plot exceeding one-third of an acre, featuring automated gates onto both Welton Low Road and Woodlands Lane to provide a convenient "drive-through" entrance. The expansive block-set driveway is framed by perimeter lighting and a manicured lawn with a central fountain, all secured by high privacy hedging. A substantial detached double garage features an automated door, while a side gate leads to a dedicated bin storage area and through to the rear.

The rear garden enjoys a south-westerly aspect and is fully enclosed by mature hedging for privacy. A resin patio spans the rear of the house, featuring a striking cedar-clad canopy with recessed lighting positioned directly off the living room to provide a sheltered entertaining space. A lawn extends beyond with two further resin patios and established shrubbery. The outdoor space is well-equipped for practical use, featuring both hot and cold water taps and several external power sockets.



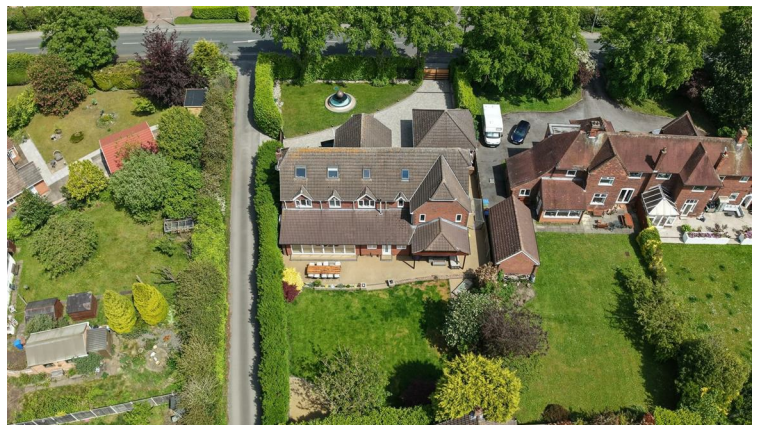
CANOPY COVERED PATIO



PARKING & GARAGE



REAR VIEW



HEATING

The property has the benefit of both wet and electric underfloor heating as well as gas central heating to radiators.

GLAZING

The property has a combination of double and triple glazing installed.

SERVICES

Mains Gas, Water and Electricity are connected to the property Drainage is via a wastewater treatment plant.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. 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. 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 heating system and specific fittings for this property. 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 TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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. 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 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 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. AI may have also been used to enhance photography.

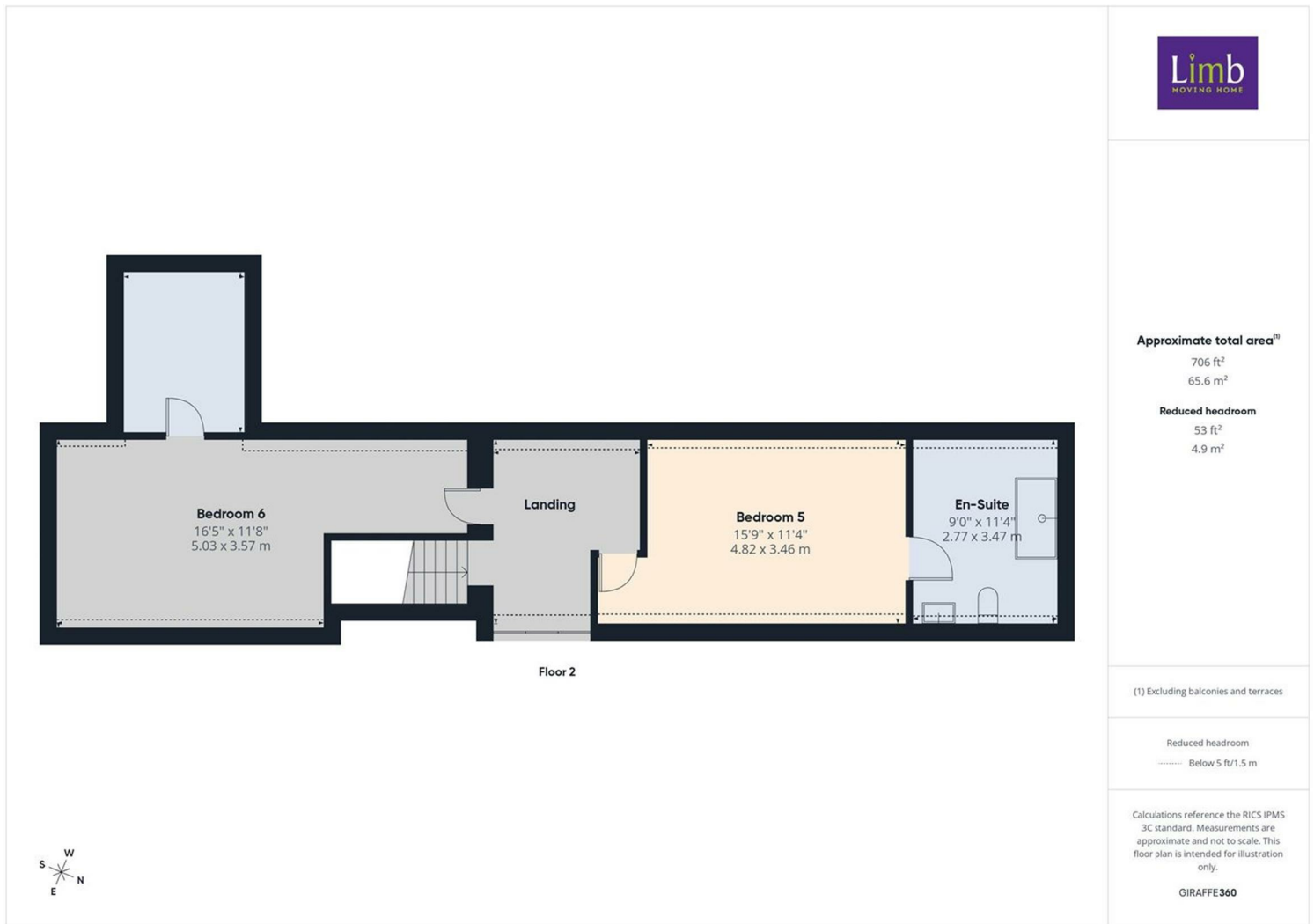
PROPERTY TO SELL?

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	79	82
(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	