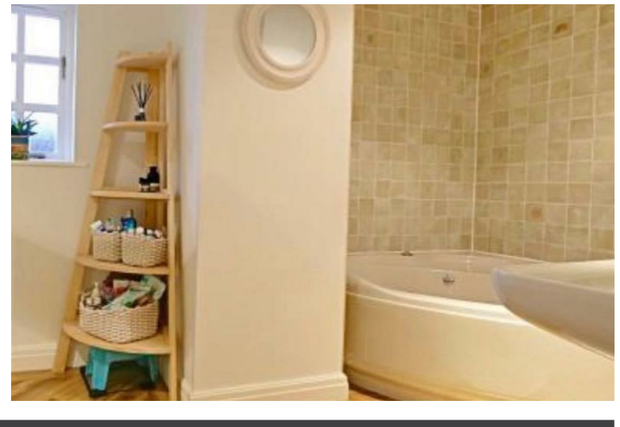


Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE
The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk

Orchard Lea West Ella Road, West Ella HU10 7SD

Auction Guide £1,100,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- For Sale by Auction - T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction
- Imposing detached 1930's residence
- In excess of 7,500 square feet
- Potentially 10/12 bedrooms and 4 receptions rooms
- Indoor pool
- Garages, stables and lovely gardens
- EPC - awaited

For sale by Modern Method of Auction; Starting Bid Price £1,100,000 plus Reservation Fee.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Set in one of the finest locations in East Riding, we are delighted to present to the market this superb opportunity to purchase this immense imposing detached residence. The property has over 7,500 square feet and potentially offers between 10 and 12 bedrooms, four reception rooms, indoor swimming pool with changing rooms and solarium, open garage with further double garage and outside stores. Originally built in the 1930s this landmark property is now offered to the market with no chain, and provides great potential for both residential and commercial entities (subject to change of use). The plot is extensive and the grounds include stables and a long sweeping driveway providing extensive parking. We are advised the plot is in excess of 3 acres. Regardless if you are looking to purchase for your main home, buying with family to incorporate two dwellings or indeed the opportunities to run a business, Orchard Lea is one of the finest properties in the area, and the scope for new occupancy is endless, an early viewing is a must. Whilst in need of modernisation you could really transform this property to its finest glory and enjoy the house, grounds and location at its very best. Viewing is a definite must!

This property is for sale by the Yorkshire Property Auction powered by iamsold Limited.

LOCATION

West Ella is definitely one of the most desirable places to live in East Yorkshire. The picture postcard village of West Ella lies centrally between Kirk Ella and Swanland on the Eastern edge of the Yorkshire Wolds. Located within only 6 miles of the West of the city of Kingston upon Hull with great nearby motorway commutable access. The village lies on West Ella Road and was beautified by the owners of the Sykes family in the 19th Century and as a consequence much of the area is now a Conservation Area with many Listed Buildings. The village is characterised by its white pebble dash cottages and is well placed for the surrounding area's shops, schools and amenities including many conveniently placed supermarkets. A variety of sporting facilities are also to hand with the well renowned Hull Golf Club situated approximately 1 mile away.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING DINING KITCHEN
26' decreasing to 19'8 x 26'9 max (7.92m decreasing to 5.99m x 8.15m max)
A black composite door with glazed inserts leads into the living dining kitchen having windows to the front and rear elevations and a superb orangery style feature roof. Newly fitted French blue shaker style base and wall units with worksurfaces and also rustic feature worksurface creating a stunning breakfast bar. There is space for microwave, provision for cooking, integrated fridge freezer, sunken sink unit, and all beautifully complemented by attractive wood laminate flooring. Access leads into the utility room.

UTILITY ROOM
Matching units to the kitchen, space and plumbing for washing machine and access to the boiler room and downstairs WC. Access to the boiler.

DOWNSTAIRS WC
Low level WC and wash hand basin.

MAIN HALLWAY
16'1 x 12'9 (4.90m x 3.89m)
Accessed via a small porch area. Adam style fire surround, staircase to the first floor accommodation.

WC
Low level WC and pedestal wash hand basin.

DINING ROOM
16'3 x 12'10 (4.95m x 3.91m)
Walk-in bay window overlooking the stunning sweeping gardens, and door into a small rear lobby which provides access to both the lounge and leisure room, and has splendid full height views of the gardens.

LOUNGE
22'3 x 11'10 (6.78m x 3.61m)
Bay window to the front elevation, recessed fireplace area and TV aerial point.

GAMES ROOM
28'1 x 21'1 decreasing to 15'1 (8.56m x 6.43m decreasing to 4.60m)
Windows to the front and rear elevations, the rear elevation being full height picture windows. Attractive Karndean flooring flows throughout this area, there is a feature display cabinet with integral lighting, timber bar which has sink unit, and spiral staircase which provides access to the first floor accommodation. Sliding doors lead into the swimming pool.

SWIMMING POOL Within LEISURE AREA
53'5 x 21'2 (16.28m x 6.45m)
Windows enjoying stunning undisturbed views over the rear garden, and door to outside. There are two changing rooms, a plant room and a solarium. The changing rooms have wet facilities and there is also a shower serving both. There is an additional WC with shower area. Access to a staircase, which is also accessed externally, and leads up to the west side of the house.

FIRST FLOOR

LANDING 1
Leads from the east side of the house providing access from the main front door.

BEDROOM 1
22'6 x 11'10 decreasing to 8'6 (6.86m x 3.61m decreasing to 2.59m)
Sliding doors opening onto the balcony. Fitted wardrobes and dressing table provide storage facilities.

BEDROOM 2
16'9 into bay x 11'1 to wardrobes (5.11m into bay x 3.38m to wardrobes)
Walk-in bay window overlooking the rear garden, fitted wardrobes providing hanging and storage facilities.

BEDROOM 3
12' x 12' (3.66m x 3.66m)
Picture style bay window overlooking the side elevation.

BEDROOM 5
10' x 8'11 (3.05m x 2.72m)
Window to the side elevation.

BATHROOM
Two piece suite with pedestal wash hand basin and panelled bath with full height tiled walls.

SEPARATE WC
Window to front and low level WC, feature splashbacks.

BATHROOM
From Bedroom 1 there is access to a bathroom which has a five piece coloured suite having low level WC, bidet, pedestal wash hand basin, shower cubicle and corner bath, with tiled splashbacks. A door leads into a further lobby area which provides access to Bedroom 4.

BEDROOM 4
14'x 13'4 (4.27mx 4.06m)
Fitted wardrobes providing hanging and storage facilities, wash hand basin and sliding doors provide access onto the balcony. A door leads onto the second landing.

LANDING 2
Windows to the frond and rear elevations, and enclosed staircase leading down to the ground floor and to outside.

BEDROOM 6
16'4 x 12'2 to wardrobes (4.98m x 3.71m to wardrobes)
Sliding patio door opening onto the balcony, two windows to the side elevation and fitted wardrobes.

BEDROOM 7
17'5 x 10'9 max (5.31m x 3.28m max)
Two windows to the side elevation.

BEDROOM 8
18'5 x 10'9 (5.61m x 3.28m)
Two windows to the side elevation and window to the front.

BEDROOM 9
18'5 x 10'11 (5.61m x 3.33m)
Windows to the side and front elevations.

BEDROOM 10
9'6 x 6' (2.90m x 1.83m)
Window to the front and fitted wardrobes.

BEDROOM 11
19'10 x 13'11 (6.05m x 4.24m)
Sliding patio doors opening out onto the rear balcony. This was originally a second lounge area which opened into a kitchen.

BEDROOM 12 / FIRST FLOOR DAY ROOM
18'2 x 13'11 (5.54m x 4.24m)
Sliding doors leading out onto the balcony. Kitchen units were original fitted in this room but have now been removed.

UTILITY ROOM
8'6 x 5'10 (2.59m x 1.78m)
Fitted cupboards and window to the front.

MAIN BATHROOM
Four piece suite enjoying corner bath, shower cubicle, low level WC, bidet and pedestal wash hand basin.

SHOWER ROOM
Window to the front elevation. Three piece suite has independent shower cubicle, low level WC and pedestal wash hand basin.

EXTERNAL
To the front of the property there is a sweeping driveway, a boundary wall features the metal Orchard Lea signage. The driveway leads down to the integral garage and garage space.

MAIN GARAGE
Up & over door, power and light. Two stores to the rear, one measuring 12'11 x 8'3, one measuring 12'11 x 8'4 with a side personnel door providing access to outside.

SECOND GARAGE AREA
Open entry and provides parking.

STABLES
Two stables and small tack room with enclosed area. There is a paddock area to the side - further details to be provided. Small menage to the front which is walled and fenced.

GARDENS
The gardens encase the property and are extensive with the plot standing at in excess of 3 acres. The gardens are lawned and well maintained with a lovely 1930's timber summerhouse. Directly to the property is a raised extensive terrace with gated entry on to the sweeping lawns.

There are several built greenhouses and outside stores.

On entrance there is a sweeping driveway leading down to vast parking with the open fronted garage and second garage. There are several garden areas providing a superb outlook from the front of the property.

SERVICES
All mains services are available or connected to the property. Drainage is via septic tank..

CENTRAL HEATING
The property benefits from a gas fired central heating system.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX
We believe the Council Tax Band for this property is Band H.

VIEWING
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

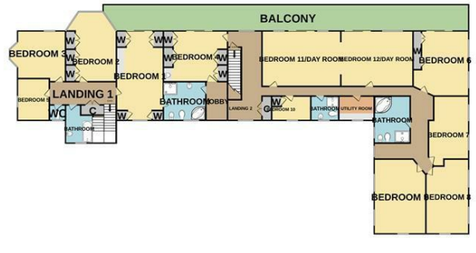
EPC RATING
For full details of the EPC rating of this property please contact our office.

AGENT'S NOTE
We have been provided with the photos from the vendor from when they resided in the property.

There are solar panels on the original building structure which provide hot water heating only, the panels are owned and no part of a lease agreement,. There is no feed in tariff.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.