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QUICK&CLARKE
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39 Water Lane, South Cave HU15 2HJ

Guide Price £825,000

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- Stunning four bedroom house
- Independent self-contained annex - Airbnb, gym, office etc
- Large plot (0.77 acres)
- Immaculately presented throughout
- Fabulous living dining kitchen
- Triple garage and parking
- Potential building plot
- Superfast Fibre optic broadband recently installed
- EPC rating C
- Council tax band E

In my opinion, one of the most attractive, well laid out and functional properties I have listed in 17 years as an Estate Agent. Situated on a beautiful, large and elevated plot, which not only has a great feeling of privacy but also allows the possibility of creating a further building plot to the front, without losing the majority of the garden.*

With a beautiful, light and bright ambience courtesy of the extensive fenestration, the property has a superbly flexible layout with two ground floor bedrooms and two very generously sized first floor bedrooms, both having en-suite shower rooms.

The large living dining kitchen is in addition to a fabulous dual aspect lounge and further reception hall, with the added bonus of a completely independent first floor annex with its own bathroom which is positioned over a triple garage and workshop.

*Subject to the necessary planning permissions.

LOCATION
The property is located on the eastern side of Water Lane, a residential road which leads off from West End in South Cave through to Ellerker. The location not only provides ease of access to the broad array of amenities on offer in this premium East Yorkshire Wolds village, but also onto the M62/A63 motorway which lies close by. Further, Brough mainline railway station lies only 3.4 miles from the property.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

RECEPTION HALL
The reception hall creates an immediate impact having its own composite decked patio to the front/western aspect which is accessed via three steps from the driveway. With a composite front door, solid oak flooring and contemporary radiator, further bifold doors open onto a patio area to the rear of the house. There is a floor to ceiling window to the front elevation and stairs to the first floor accommodation along with a generous range of built-in cloak and storage cupboards.

CLOAKROOM
WC and wash basin.

LIVING ROOM
17'11 x 13'11 (5.46m x 4.24m)
A fabulous dual aspect room with wood burning stove, contemporary wall radiator and hardwood bifold doors opening from the reception hall.

OPEN PLAN LIVING DINING KITCHEN
24'5 x 24'10 (7.44m x 7.57m)
A very well-proportioned and beautifully fitted kitchen of a size that allows for flexibility of layout. The kitchen offers a generous range of wall and base storage units with contemporary grey fronts and quartz worksurfaces with matching breakfast bar. 1 1/2 bowl sink and drainer, five ring gas hob with extractor over, integrated double oven and built-in appliances. Hydronic underfloor heating. Floor to ceiling windows to the front elevation and sliding doors to the rear.

UTILITY ROOM
10'1 x 8'9 (3.07m x 2.67m)
Wall and base storage units, modern pressurised water cylinder, space and plumbing for washing machine and tumble dryer, wall-mounted boiler.

INNER HALLWAY

BEDROOM 2
13'3 x 12'8 (4.04m x 3.86m)
Dual aspect with windows to the rear and side elevations and walk-in wardrobe.

BEDROOM 3
11'7 x 10'7 (3.53m x 3.23m)
French doors opening out onto the rear garden and two wall-mounted radiators.

BATHROOM
11'6 x 7'9 (3.51m x 2.13m)
Fabulous four piece suite comprising close coupled WC, beautiful roll-top bath, walk-in shower enclosure and counter top wash basin. Tiled walls and floor with electric underfloor heating and window to the side elevation.

FIRST FLOOR

MASTER BEDROOM
25' x 24' max (7.62m x 7.32m max)
A very impressive master bedroom which has an extremely light and airy feel courtesy of its vaulted ceiling with a multitude of windows to the front elevation which slide back onto a Juliet balcony. Hydronic underfloor heating. Walk-in dressing area and space-saver steps up to a mezzanine area which looks down over the bedroom.

EN-SUITE BATHROOM
11'2 x 7'5 (3.40m x 2.26m)
Four piece suite comprising vanity hand wash basin, roll-top bath, walk-in shower enclosure and close coupled WC. Contemporary flat panelled radiator, hydronic underfloor heating and window to the rear elevation.

BEDROOM 4
21'5 x 12'5 reducing to 7'11 (6.53m x 3.78m reducing to 2.41m)
Window to the side elevation.

EN-SUITE BATHROOM
11' x 8' (3.35m x 2.44m)
Three piece suite comprising close coupled WC, vanity wash basin and panelled bath. Partially tiled walls and Velux rooflight.

ANNEX
The annex is accessed through a completely independent entrance hall attached to the triple garage. With uPVC glass panelled door, stairs leading up to the first floor accommodation and further integral door through into the garage.

BEDROOM/OFFICE/ GYM
26'10 x 17'7 (8.18m x 5.36m)
Having been used as an Airbnb in the past, this large area offers a range of options. Five separate Velux rooflights, exposed floorboards and two radiators which are run off a separate boiler.

EN-SUITE BATHROOM
12'9 x 8'1 (3.89m x 2.46m)
Three piece suite comprising panelled bath, vanity wash basin and close coupled WC, Velux rooflight and two stainless steel towel radiators.

TRIPLE GARAGE & WORKSHOP
39' x 18'2 (11.89m x 5.54m)
A very generously sized triple garage which is detached from the main house, with three electric up & over doors and uPVC courtesy door to the side.

OUTSIDE
The property sits on a very generously sized plot (0.77 acres) which is currently mainly laid to lawn. Accessed through electric wrought iron gates with a long tarmac drive, the main house and garage sit back on the plot which could allow for the majority of the garden to be used as a pony paddock or even the front to be used as a separate building plot (subject to the necessary planning permissions). The garden is slightly inclined offering the house an elevated position which enhances the feeling of space and also offers the plot an extremely good level of privacy.

SERVICES
All mains services are available or connected to the property. Further, fibre optic has recently been installed directly to the property which means that internet speed could achieve speeds up to 900mb/s.

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

DOUBLE GLAZING
The property benefits from double glazing. The front aspect of the kitchen and the master bedroom benfit from triple glazing.

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

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 the 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

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.
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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.