



Freshfield
Stockbridge Road | Elloughton | HU15 1HP

Freshfield, Stockbridge Road

Freshfield is a home of distinction dating back to the 1930's and enjoying one of the most enviable positions within the centre of the village. The property has recently undergone a schedule of works with the installation of thermal efficient rendering and glazing along with the creation of a 6th bedroom. The property is set within ground of approx. 0.5 acres with a 1400sq ft garden "Lodge" in addition to the extensive accommodation within the main residence totalling in excess of 3000 sq ft.

Upon entering, you are greeted by a lovely hallway which provides access to two formal reception rooms and the cloakroom/WC. A family day room is open plan through to the kitchen where there is a separate boot room. At first floor level are a series of four double bedrooms, bathroom and a large ensuite with a sauna to the master. A further staircase leads up to the second floor where there are two double bedrooms and a luxurious bathroom with some stunning far reaching views from the windows upon this floor.

The grounds are mainly laid to lawn and there is a superb garden "Lodge" which provides a great space for entertaining with a large open plan area having two sets of bi-folding doors opening to a decked terrace. A gym area overlooks the garden, there is a dedicated space and plumbing for a bathroom and a swim-spa is in addition to a heated outdoor pool.

There is a gravelled driveway approaching the property which provides extensive parking facilities and in turn leads to detached double and single garages along with a useful courtyard space.



Key Features

- Individual Detached Residence
- 6 Double Bedrooms
- Impressive Elevated Location
- 2 Formal Reception Rooms
- Kitchen Day Room + Boot Room
- Approx. 3000 Sq Ft Accommodation
- Approx. 0.5 Acres Grounds
- Separate Garden Lodge
- Swimming Pool & Swim Spa
- ER - C



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(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		



LOCATION

Freshfield enjoys one of the most elevated positions in the village and is located at the end of a private lane which serves a handful of distinctive detached residences. The entrance to the lane is accessed from Stockbridge Road, virtually opposite the highly renowned Elloughton Primary School.

ACCOMMODATION

The accommodation extends to approximately 3000 sq ft and is arranged over three floors.

GROUND FLOOR

ENTRANCE VESTIBULE

A solid oak door opens to the vestibule, with internal door to:

ENTRANCE HALL

A beautiful and welcoming entrance hall with a feature staircase leading to the first floor and access to the principal rooms of the property.

CLOAKROOM

With a wash basin and internal door to:

W.C.

Fitted with a low flush WC

DINING ROOM

16'10 x 19' into bay (5.13m x 5.79m into bay)

An elegant dining room with deep bay window and fixed window seat overlooking the garden. There is parquet style flooring and a feature fireplace being the focal point with a marble hearth and back plate housing an open grate fire. There is a further window to the west elevation and a door leading to the driveway.

FORMAL LOUNGE

15'9 x 19' into bay (4.80m x 5.79m into bay)

A second well appointed reception room with a deep bay window and door opening to the garden in addition to a second window to the south elevation. The focal point of the room being the feature media wall with a built in remote operated fire.

DAY ROOM

12'1 x 18'10 (3.68m x 5.74m)

A fabulous day room which links through to the kitchen and provides a great family space. To one wall is a selection of fitted cupboards above a feature fireplace, a window overlooks the garden with a door leading out.

BREAKFAST KITCHEN

14'8 x 11' (4.47m x 3.35m)

There is a comprehensive selection of shaker style wall and base units which are mounted with granite worksurfaces beneath a tiled splashback. A SMEG range cooker sits beneath a concealed extractor hood and there is an integrated fridge freezer, space for a dishwasher and a ceramic sink unit beneath a window overlooking the garden. There is ample space for a breakfast table and an internal door to:

BOOT ROOM

10'6 x 8'10 (3.20m x 2.69m)

A useful space with a solid oak door leading in from the rear courtyard. There are fitted units, a large sink and space and plumbing for an automatic washing machine. A tiled flooring runs throughout.

FIRST FLOOR

LANDING

An elegant landing with access to the first floor accommodation.

BEDROOM 1

16' x 19' into bay (4.88m x 5.79m into bay)

A spacious master bedroom of excellent proportions with a deep bay window which overlooks the rear garden and has an inset fitted dressing table. There are further fitted wardrobes and an internal door to:

EN-SUITE

A generously proportioned en-suite which is fitted with a four piece sanitary suite comprising a bath, corner shower cubicle with thermostatic shower, WC and wash basin within a fixed unit beneath a bay window. There is also a sauna to one corner.

There are partially tiled walls and a tiled floor with underfloor heating.

BEDROOM 2

15'1 x 15'1 (4.60m x 4.60m)

A second spacious double bedroom with windows to two elevations.

BEDROOM 3

12'3 x 11' (3.73m x 3.35m)

A double bedroom with fitted wardrobes and matching dressing table, fireplace and a window overlooking the garden.

BEDROOM 4

12'2 x 10'4 (3.71m x 3.15m)

A further double bedroom with fitted wardrobes, drawers and a dressing table. There are windows to two elevations.

BATHROOM

Fitted with a two piece suite comprising bath with glazed screen and shower over, pedestal wash basin, tiled walls and a window to the side elevation.











W.C.

Fitted with a low level WC and a window to the elevation.

INNER LANDING

With a door leading to a large airing cupboard which houses the water cylinder. A second staircase leads to:

SECOND FLOOR

LANDING

Allowing access to the accommodation to the second floor which comprises:

BEDROOM 5

8'10 x 18'1 (2.69m x 5.51m)

A further double bedroom with a dormer window offering impressive views. A door leads to a walk-in wardrobe.

BEDROOM 6

14'1 x 10'9 (4.29m x 3.28m)

A double bedroom with dormer window providing fabulous views. Internal door leads to a children's den or useful storage.

BATHROOM

A superbly appointed and recently installed bathroom comprising bath, "floating" vanity unit with table top wash basin and a WC. There are tiled walls, a tiled floor and a dormer window offering some of the most fabulous views.

THE GROUNDS

The property stands in grounds of approximately 0.5 acres. When arriving at the property a gravelled driveway loops around a central planting bed and provides ample parking. The significant grounds wrap around the property and enjoy south, east and westerly aspects with extensive lawns and a paved terrace adjoining the house. A useful courtyard area is situated off the utility room.

THE LODGE

Totalling approximately 1300sq ft, this impressive garden lodge has been created to an exceptional standard with high levels of insulation, thermal efficient glazing and a timber skin. A superb garden structure with a large "L" shaped area ideal for entertaining having two sets of bi-folding doors opening to a decked terrace. An additional space makes an ideal gym with re-enforced flooring, windows overlooking the garden and bi-folding doors to the terrace. There is plumbing installed for a full bathroom suite, electrical connection, data cabling, drainage and 3 independent air conditioning units.

THE POOL & SWIM SPA

A particular feature set within the grounds is a circular outdoor heated swimming pool. In addition to the pool there is a swim-spa housed within the confines of "The Lodge."

SUMMERHOUSE

A timber and glazed summerhouse is within the grounds and can be used for a variety of uses.

PLANNING PERMISSION

There is currently planning permission in place for a two storey extension and construction of a basement room, erection of quadruple garage/workshop to side following demolition of existing garages and erection of porch to front of the property. Further details are available on the ERYC planning portal under Ref: 22/00486/PLF

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

The property has been recently installed with a commercial grade boiler.

DOUBLE GLAZING - The property has the benefit of high performance glazing.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band G. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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GROUND FLOOR
1359 sq.ft. (126.3 sq.m.) approx.



1ST FLOOR
1329 sq.ft. (123.5 sq.m.) approx.



2ND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 3267 sq.ft. (303.5 sq.m.) approx.

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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