



56 - 58
Westgate | North Cave | HU15 2NJ

£560,000

Milestone Farm, 56 - 58 Westgate, North Cave, HU15 2NJ

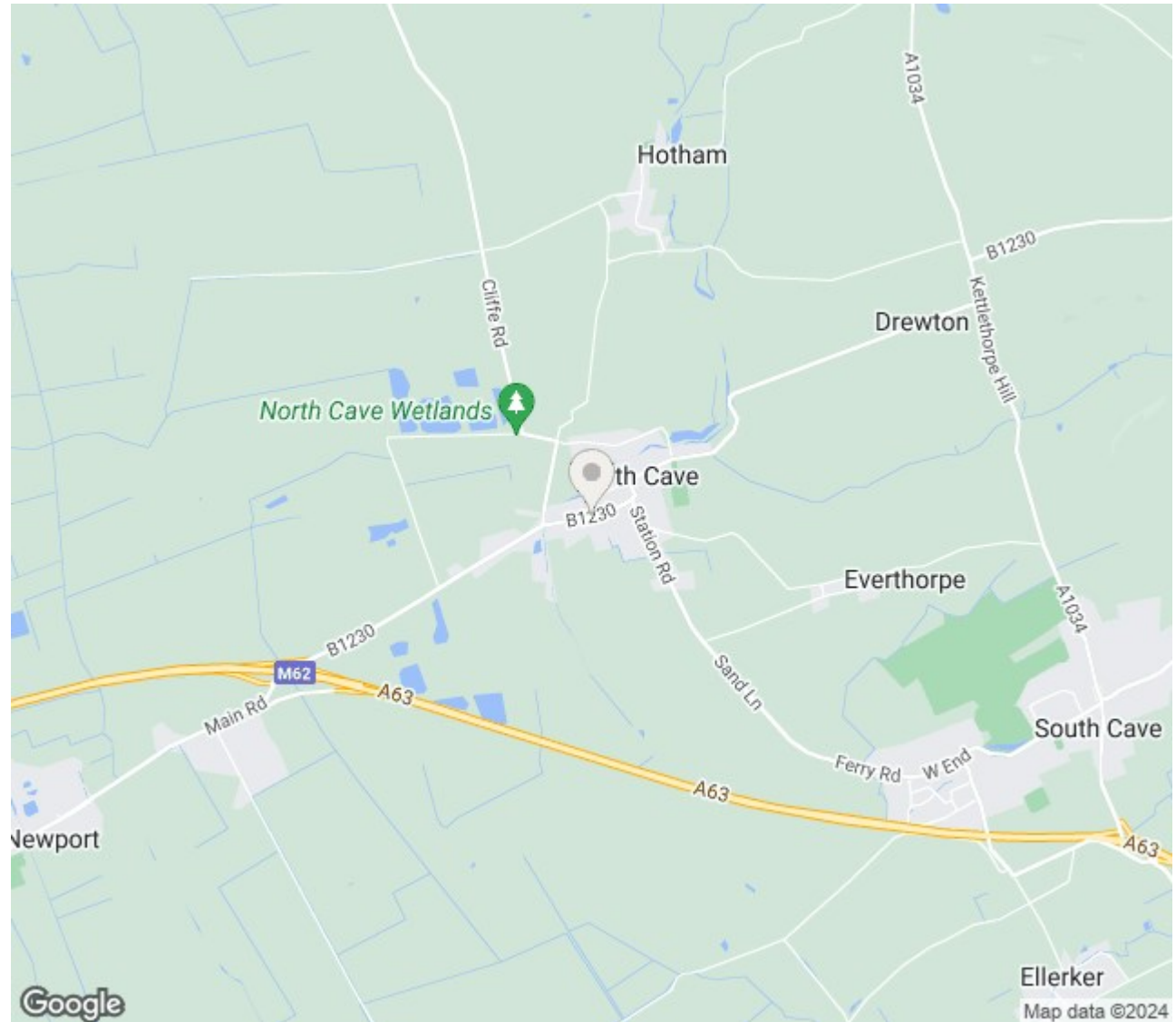
Step into the Past, Live in the Present - This remarkable 18th-century farmhouse stands as a testament to architectural excellence and historical significance. As a Grade II listed property, it exudes timeless charm and character, offering extensive accommodation that seamlessly blends period features with modern comfort. The stunning stone façade, installed with a "milestone" mounting block as a unique touch that transports you back in time. This farmhouse boasts an exceptional layout, spread across four floors, including a basement, ensuring ample space for all the family

The interior of this magnificent residence boasts five spacious double bedrooms, two of which have en-suite facilities, in addition to a family bathroom. The five versatile reception rooms cater for all occasions, with an elegant drawing room for formal gatherings, a cosy lounge for intimate relaxation, a formal dining room for grand dinners, a study for quiet workspace, and a breakfast room that connects to a bespoke kitchen featuring a King & Company cast iron range, laundry facilities, and a WC. Beyond its interior, the property offers an enchanting walled courtyard perfect for alfresco dining, an attractive rear garden leading to a "secret garden" for moments of tranquillity, several outbuildings for storage and potential use, and a convenient double garage. This farmhouse is not just a home; it's a living testament to history, offering a unique and unparalleled lifestyle experience in the heart of the village.



Key Features

- 18th Century Farmhouse
- Extensive Accommodation Including Basement
- 5 Double Bedrooms
- 3 Bathrooms
- 5 Reception Rooms
- Bespoke Kitchen With Cast Iron Range
- Separate Laundry & WC
- Beautiful Walled Courtyard
- Gardens, Garage & Outbuildings
- ER - D



Energy Efficiency Rating	
	Potential
Vary energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	83 55
England & Wales EU Directive 2002/91/EC	



INTRODUCTION

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Entering the property through a timber door, the entrance hallway extends through to the rear of the property with a rear external access. There are two staircases serving the first floor and a door leading to a further staircase which accesses the basement.

DRAWING ROOM

17'5 x 16'1 (5.31m x 4.90m)

An elegant room to the rear of the property with a focal point of the room being a period style fireplace with cast iron inset living flame gas fire. A bevelled glass door leads to the rear garden and a sash window with chamfered reveals is to the side elevation.

LOUNGE

13'5 x 18'9 (4.09m x 5.72m)

A cosy reception room having a grand fireplace housing a log burner upon a fitted hearth and arched alcoves to side. A beam is to the ceiling and windows to both front and side elevations.

DINING ROOM

14'11 x 13'3 (4.55m x 4.04m)

The formal dining room features an open fireplace with cast iron surround, cross beam ceiling, sash window to front elevation with chamfered sides and a stone floor throughout.

STUDY

15'1 x 13' (4.60m x 3.96m)

A dedicated workspace with a feature fire with cast iron surround, sash window to front with chamfered reveals and a fitted bookcase.

BREAKFAST ROOM

12'2 x 13'3 (3.71m x 4.04m)

Situated off the kitchen, with double doors leading out to the rear garden.

KITCHEN

18'7 x 13'2 (5.66m x 4.01m)

The kitchen is fitted with a range of bespoke wall and base units which are mounted with quartz surfaces. Set beneath a window to the side elevation is a Belfast sink with teak block drainer and mixer tap, a matching island unit with canopy over, and integrated appliances comprising dishwasher and refrigerator. There is a range cooker with extractor over and a stunning King & Company cast iron range set in an original Georgian stone mantle surround. A ceramic tile floor runs throughout, there is a door leading to an walled courtyard and an internal door to:

LAUNDRY ROOM

7'10 x 11'6 (2.39m x 3.51m)

With a range of fitted units, sink unit and drainer, plumbing for automatic washing machine, wall mounted gas fired central heating boiler, cupboard, external access door to the walled courtyard.

WC

With a wash basin and WC.

FIRST FLOOR

LANDING

With windows to the front with chamfered reveals, shutters and window seat. Large walk-in airing cupboard housing hot water cylinder. A staircase from the landing leads up to a half landing with an area ideal for a study.

MASTER BEDROOM

14'6 x 19'1 (4.42m x 5.82m)

A spacious dual aspect master bedroom with a window with chamfered reveal to front, window to side elevation and a built-in storage cupboard.

EN-SUITE

The en-suite is fitted with a four piece suite comprising low level WC, bidet, wash basin in cabinet and a jacuzzi style bath with shower and screen. There is a heated towel rail, ceramic tiled floor, tiled walls and a Velux skylight.





This section of the kitchen includes a black range hood mounted above a black gas stove and oven. To the left of the stove is a light wood cabinet with a glass-paned upper door. The countertop is dark, and various kitchen items like bottles and a red kettle are visible. The backsplash is made of light-colored square tiles.

The central island is a light wood structure with a thick wooden countertop. It has open shelving underneath for baskets and other items. On top of the island are several bowls, a glass, and a paper towel roll. Above the island hangs a large, square, illuminated wooden pendant light fixture. In the background, a white fireplace mantel holds various decorative items, including a framed picture and a plate.



This section of the kitchen shows a light wood cabinet with a glass-paned upper door. Below it is a white sink with a chrome faucet. To the right of the sink is a white dishwasher. The countertop is light wood, and various kitchen items are visible on it. The floor is made of light-colored square tiles.







BEDROOM 2

15'8 x 14'1 (4.78m x 4.29m)

A spacious double bedroom with a window to the side elevation.

EN-SUITE

The en-suite is fitted with a four piece suite comprising WC, pedestal wash basin, bath and separate shower cubicle. There is ceramic tiling to the walls and floor, heated towel rail and a window to the rear.

BEDROOM 3

15'1 x 13' (4.60m x 3.96m)

With a window to front elevation with chamfered reveal and seat, original Georgian fire surround with grate, extensive range of fitted furniture, alcove cupboard and cross beams to the ceiling.

BATHROOM

A spacious family bathroom which is fitted with a four piece suite comprising WC, pedestal wash basin, bath and separate shower cubicle. There is a heated towel rail, tiling to the walls and floor and a window to the rear.

SECOND FLOOR

LANDING

With access to the accommodation at second floor level.

BEDROOM 4

16'4 x 14'0 (4.98m x 4.27m)

A spacious double bedroom with Velux window.

BEDROOM 5

13'8 x 12'10 (4.17m x 3.91m)

A further double bedroom with a window to the side elevation, feature tapered chimney breast and fitted wardrobe.

THE GROUNDS

The property abuts Westgate with further side access into an attractive walled courtyard an ideal space for alfresco dining. The rear gardens is an excellent size and is mainly laid to lawn with well stocked borders and an array of shrubs and flora. A break in the hedging towards the bottom of the garden leads to a "secret garden" where there is a garden pond. A further private courtyard adjoins the property with a patio extending to the rear where a series of steps lead to the basement.

GARAGE

There is a double garage which has an electrically operated remote-controlled door.

OUTBUILDINGS

Adjoining the garage there is a workshop/store, additional store approx. 16'0" x 7'0" and a loft store. There are also a range of useful outbuildings which are located around the garden.

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.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (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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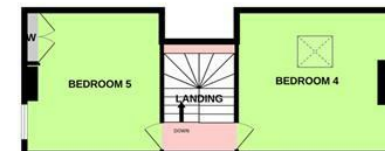


BASEMENT

GROUND FLOOR

1ST FLOOR

2ND 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.
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