



**Cavendish House, 40
Welton Road | Brough | HU15 1DW**

£725,000

Cavendish House, 40 Welton Road, Brough, HU15 1DW

"Cavendish House" stands as a beacon of timeless elegance, a detached property of grace and distinction.

Acquired by the current owners circa 1995, it has been meticulously transformed into a residence of extraordinary allure. Set upon a southerly plot, the property boasts breathtaking living kitchen, where a vaulted ceiling and expansive atrium-style window infuse the space with an abundance of natural light, accentuating the high-quality units and creating an atmosphere of luxurious comfort.

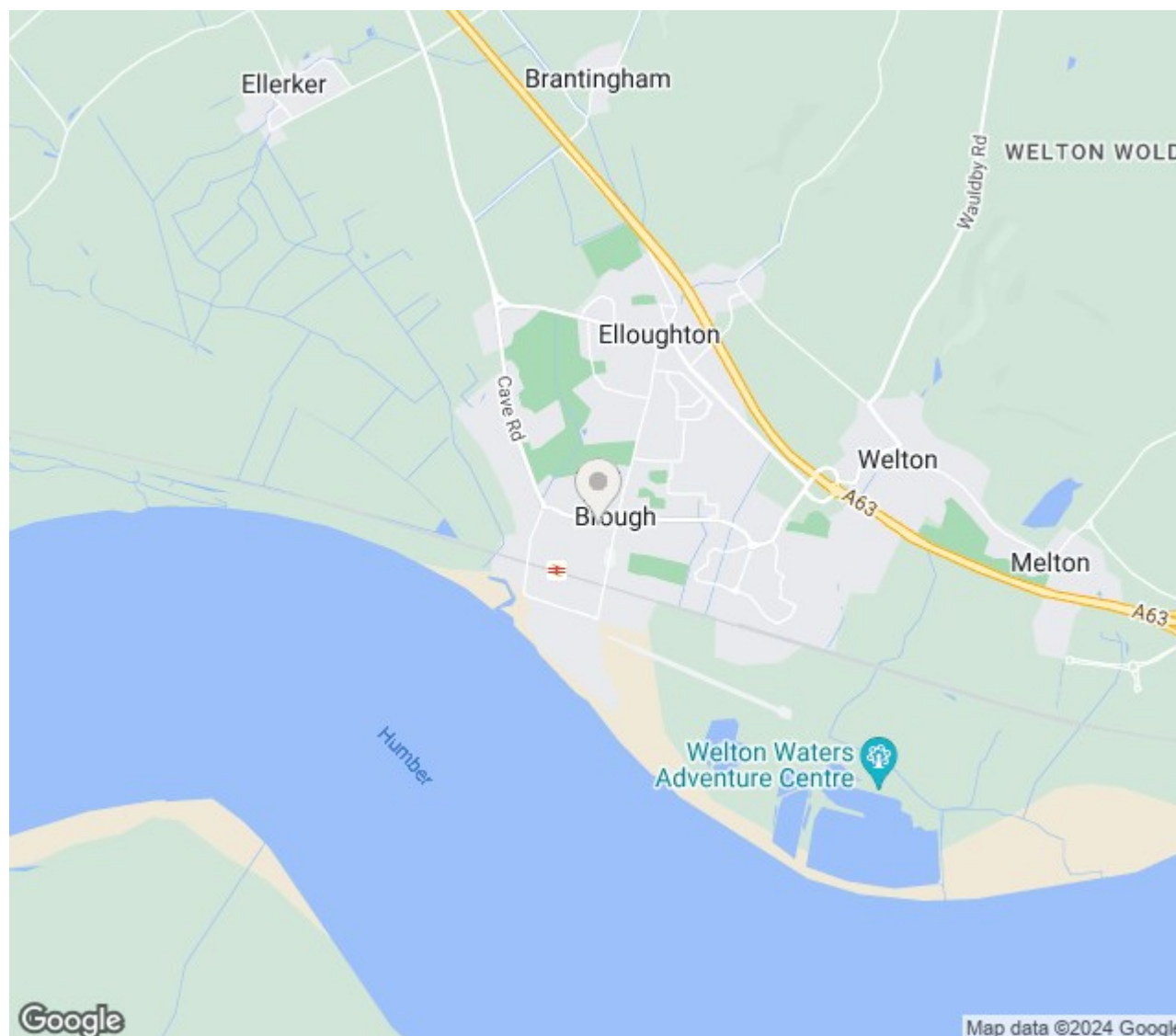
A striking extension to the front unveils an inviting atrium-style entrance, leading to a sumptuous guest suite complete with bedroom, living areas, and a shower room. Meanwhile, four additional double bedrooms, each with its own en-suite facilities, offer unparalleled comfort, with the master bedroom featuring a fabulous open dressing room.

The ground floor unfolds with an elegant dual-aspect lounge adorned with a Victorian tile cast iron fireplace, a versatile second reception room serving as a home office, and a reception hall boasting a beamed ceiling seamlessly connecting to the heart of the home - the kitchen. A useful pantry, separate utility room, and cloakroom/WC completing the property. Ample off-street parking adorns the front, while the established rear garden invites space for relaxation.



Key Features

- Exceptional Period Residence
- Significantly Enhanced & Extended
- 5 Double Bedrooms Including Guest Suite
- Stunning Living Kitchen With Vaulted Ceiling
- En-Suites To All Bedrooms
- Southerly Facing Rear Garden
- Elegant Formal Lounge
- Reception Hall + Home Office
- Must Be Viewed
- EPC = D



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	76
(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		



ACCOMMODATION

The superb range of extended accommodation is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE PORCH

A protruding entrance porch grants access to the property, featuring underfloor heating and an internal door to:

DINING HALL

11'11 x 14' (3.63m x 4.27m)

The dining hall welcomes with charm and versatility, boasting a beamed ceiling that adds character to the space. A luxurious flooring with underfloor heating accents the area, offering an inviting atmosphere and a staircase ascends to the first floor. A large opening leads to the superb kitchen, creating a seamless flow between spaces.

OFFICE

9'11 x 8'9 (3.02m x 2.67m)

The home office or snug offers a haven for work or relaxation, nestled beneath a charming beamed ceiling that adds warmth and character to the space. A window overlooking the front elevation infuses the room with natural light and there is bespoke office furniture fitted within the room.

LOUNGE

22' x 14' (6.71m x 4.27m)

The elegant formal lounge offers ample space for relaxation and entertainment. Beneath the beamed ceiling, the room exudes a sense of grandeur and charm with dual aspect windows flooding the space with natural light. A focal point of timeless beauty is a stunning Victorian tiled cast iron fireplace.

LIVING KITCHEN

23'8 x 15' (7.21m x 4.57m)

The epitome of modern luxury, this stunning open-plan living kitchen captivates with its spacious and airy design. Set beneath a vaulted ceiling adorned with rain sensor skylights, the room is bathed in natural light, enhancing its inviting ambiance. A large full-length picture window, complete with a cosy window seat with storage beneath, frames panoramic views of the courtyard area of the rear garden. The kitchen area boasts high-quality wall and base units, featuring a contrasting island peninsula for added functionality and style. Granite worksurfaces, including an overhanging breakfast bar, provide ample space workspace and casual dining. Equipped with top-of-the-line appliances, such as a range cooker with concealed extractor hood, larder fridge, and freezer, the kitchen ensures both practicality and sophistication. A recessed sink unit, complete with an instant hot water tap, adds convenience and underfloor heating maintains a comfortable temperature. Large sliding doors seamlessly merge indoor and outdoor living spaces, offering views of the attractively landscaped garden. A practical walk-in larder featuring fitted units, wine fridge and ample storage is positioned off the kitchen.

UTILITY ROOM

The utility room offers great functionality, boasting a butchers block worksurface and a classic Belfast sink unit. With space and plumbing provisions for an automatic washing machine and a second under-counter appliance. Accessible from the rear of the property, it enhances convenience for household chores. Additionally, the room features a convenient cloakroom/WC.

CLOAKROOM/WC

Complete with a traditional sink unit, WC, tasteful tiling, and a charming schoolhouse radiator.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

MASTER SUITE

BEDROOM 1

11'11 x 13'1 (3.63m x 3.99m)

The elegant and spacious master bedroom provides a retreat for relaxation. Bathed in natural light from the window to the rear.

DRESSING ROOM / BATHROOM

9'11 x 28'7 (3.02m x 8.71m)

The expertly designed open plan dressing room and bathroom adorned with a striking free-standing ball and claw roll-top bath, "his & hers" wash basins, WC, and a spacious shower enclosure. The space provides ample room for wardrobes and a dressing table while two windows to the front, one complemented by a charming window seat, flood the area with natural light.

BEDROOM 4

10'9 x 8'2 (3.28m x 2.49m)

Nestled beneath a vaulted ceiling, the double bedroom is adorned with a delightful box bay window overlooking the rear garden.

EN-SUITE

The en-suite features a practical shower, WC, and wash basin. Tasteful tiling adds a touch of sophistication, enhancing the overall aesthetic while ensuring easy maintenance.

DRESSING ROOM

11'11 x 8'1 (3.63m x 2.46m)

Positioned strategically between the landing and the fourth bedroom, the versatile dressing room presents a multitude of possibilities for tailored living arrangements with its adaptable layout suggesting the potential to transform into a cosy sitting room, ideal for creating a private suite for a teenage child.

SECOND FLOOR











LANDING

With access to:

BEDROOM 2

15'11 + dormers x 13'1 (4.85m + dormers x 3.99m)

The large second bedroom boasts spaciousness and charm, adorned with two dormer windows that flood the room with natural light and offer fabulous elevated views of the surroundings. An en-suite shower room adds convenience and there is ample storage in the eaves cupboards.

EN-SUITE

This modern en-suite with its partially tiled walls is fitted with contemporary fittings including a sleek chrome heated towel rail, double-width shower cubicle, wall-mounted wash basin and WC.

BEDROOM 3

15'11 + dormers x 11' (4.85m + dormers x 3.35m)

The spacious third bedroom mirrors the second, albeit slightly smaller. Featuring dormer windows on two elevations, this room is bathed in natural light and has access to an en-suite.

EN-SUITE

This modern en-suite with its partially tiled walls is fitted with contemporary fittings including a sleek chrome heated towel rail, double-width shower cubicle, wall-mounted wash basin and WC.

GUEST SUITE

ATRIUM

5' x 10'8 (1.52m x 3.25m)

An impressive atrium-style entrance with its distinctive features including double height windows, a tiled floor with underfloor heating and a staircase which ascends to a first-floor suite. This entrance creates a memorable first impression.

GUEST BEDROOM

29'5 x 13'5 (8.97m x 4.09m)

The impressive guest suite offers a luxurious retreat, combining ample space for both bedroom and living furniture. Enhanced by two large pitched dormers, the room is flooded with natural light, creating an airy and inviting atmosphere. Family members are treated to the convenience of en-suite facilities.

GUEST EN-SUITE

The luxurious en-suite boast stylish tiled walls, sleek wet room area with a tiled floor, a wash basin and WC complete the ensemble, ensuring convenience and comfort for occupants. A large pitched dormer floods the room with natural light.

OUTSIDE

FRONT

Positioned at the front of the property lies a block paved driveway, all beneath a breathtaking canopy that captivates the eye. This inviting entrance not only offers ample parking space for several vehicles but is also bordered by a classic wrought iron fence.

REAR

The established rear garden, basking in a southerly aspect, features a circular lawn surrounded by vibrant mature plants and shrubs that add layers of colour and texture in the spring and summer months. Adjacent to the property, a welcoming patio area beckons for al fresco dining, while a secluded seating spot beneath a charming timber gazebo creates an intimate courtyard ambience, complete with a brick wall along the side boundary, offering excellent privacy.

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.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

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

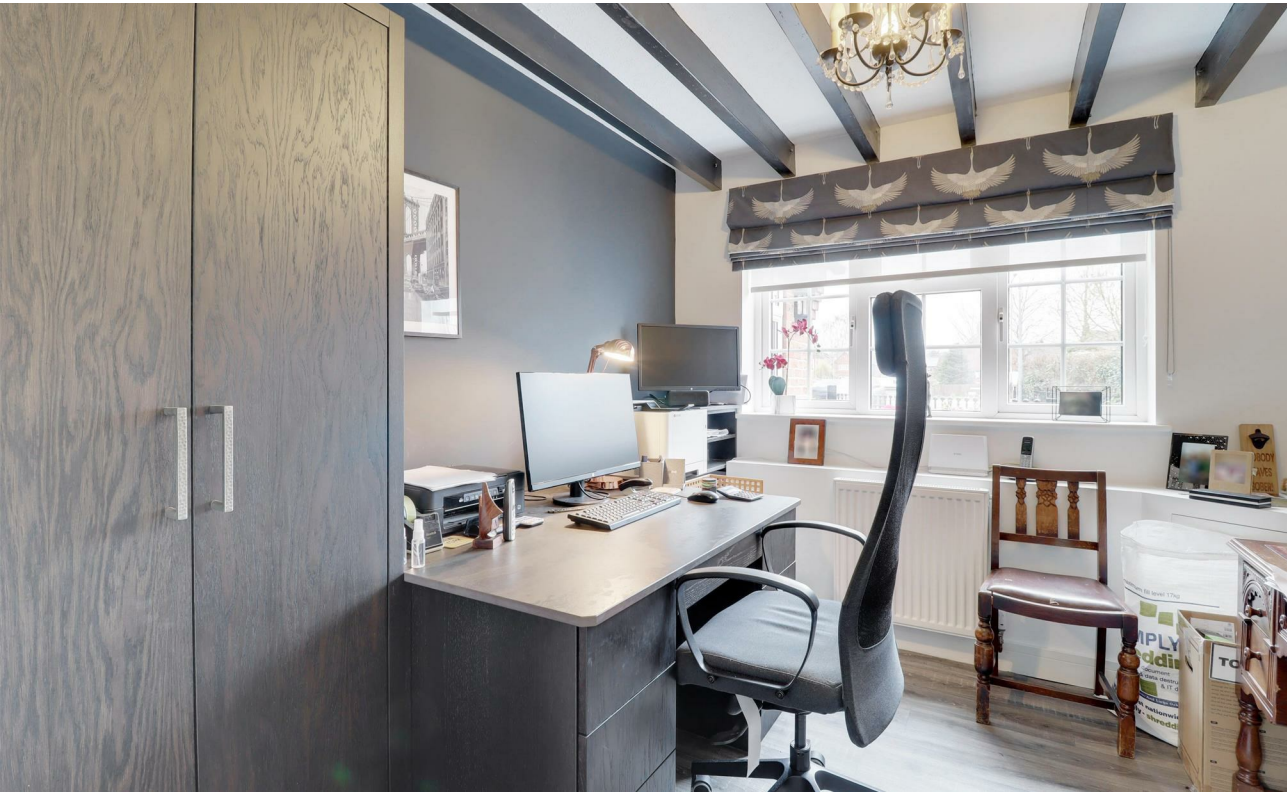
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

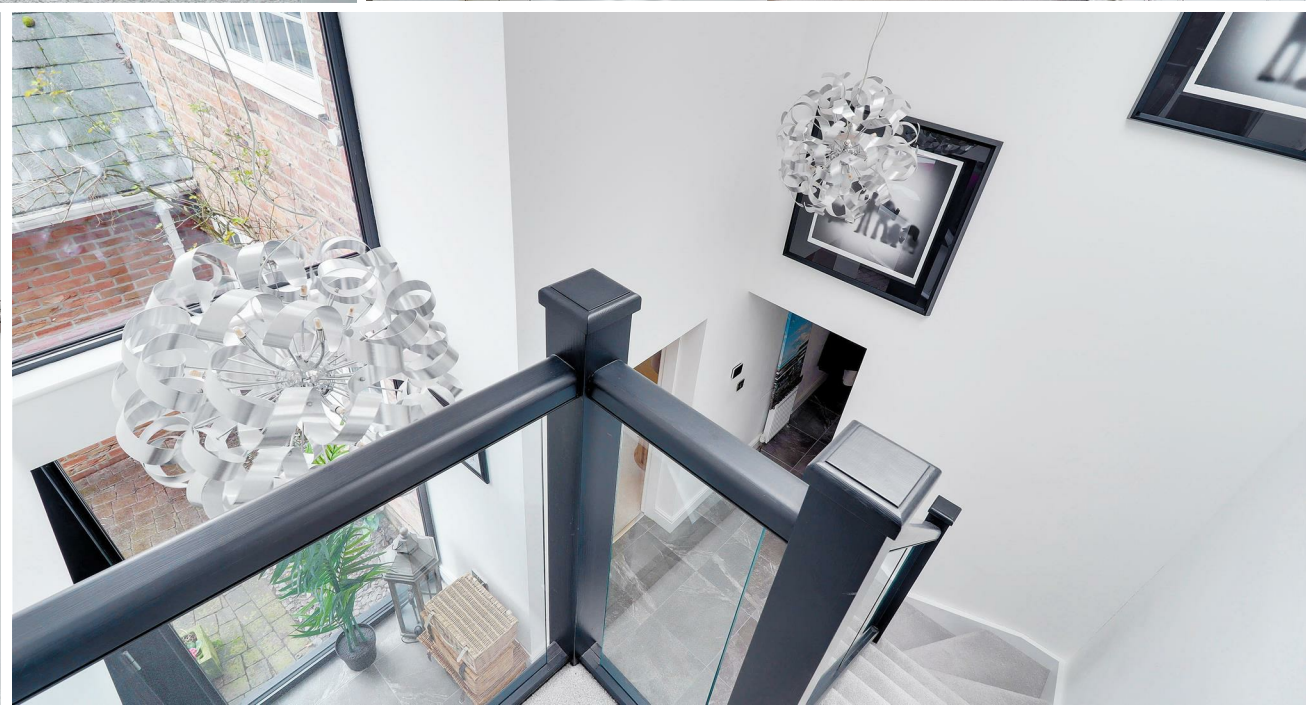
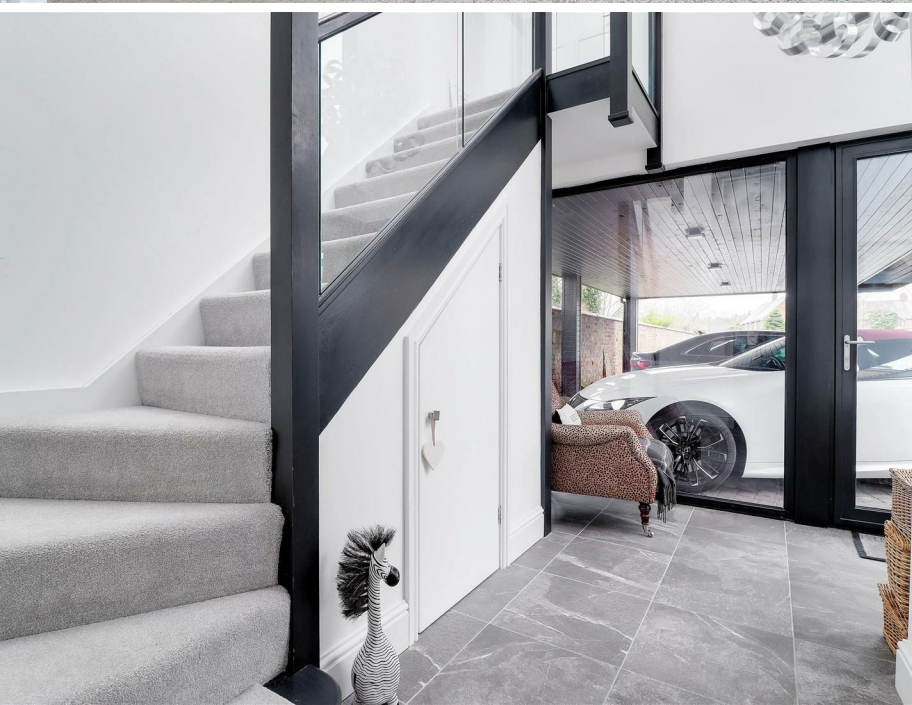
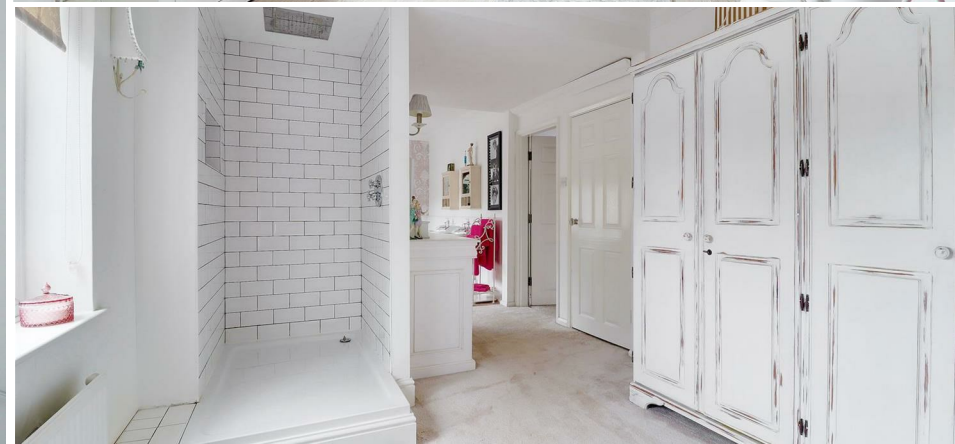
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KEEP SMILING
BECAUSE
A BEAUTIFUL
AND THERE IS
TO SMILE

Wendy





Happy
Kind
Happy









FRUNK AS DUCK

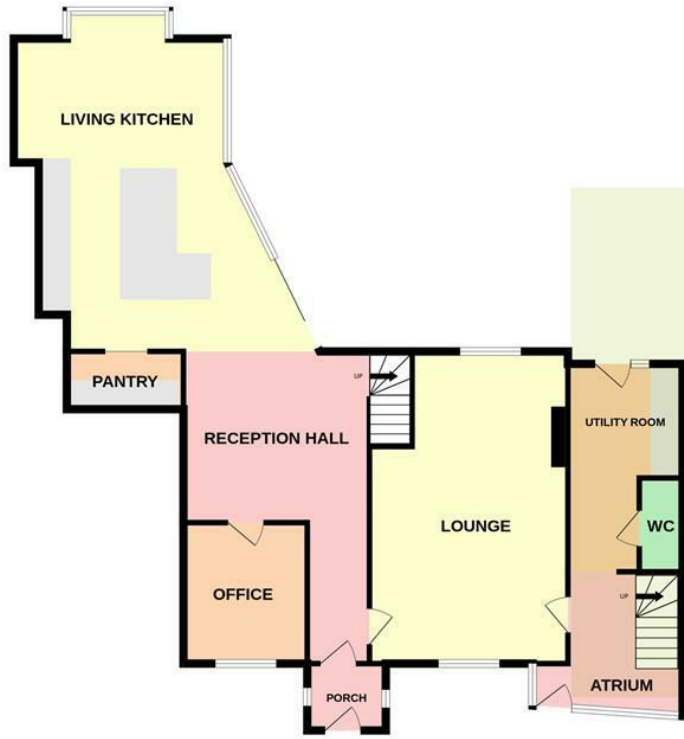
GOODBYE
AN OLD
YOUNG PATRICK'S
LIFE







GROUND FLOOR
1215 sq.ft. (112.9 sq.m.) approx.



1ST FLOOR
1130 sq.ft. (105.0 sq.m.) approx.



2ND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 2749 sq.ft. (255.4 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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The logo features a green house icon above the word "Philip" in a dark grey sans-serif font. Below "Philip" is the word "Bannister" in a large, bold, green sans-serif font.

Philip
Bannister

Estate & Letting Agents

Platinum Collection

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