

9
West End | South Cave | HU15 2EX

£750,000

9 West End, South Cave, HU15 2EX

This substantial period residence offers over 3,400 sq ft of versatile, family-sized accommodation, complemented by a separate guest annex set within beautifully private grounds approaching a quarter of an acre. The striking stone façade showcases exceptional craftsmanship and is enhanced by elegant sash windows, perfectly reflecting the home's period heritage. Automated gated access provides a sense of exclusivity and opens to extensive parking within the grounds.

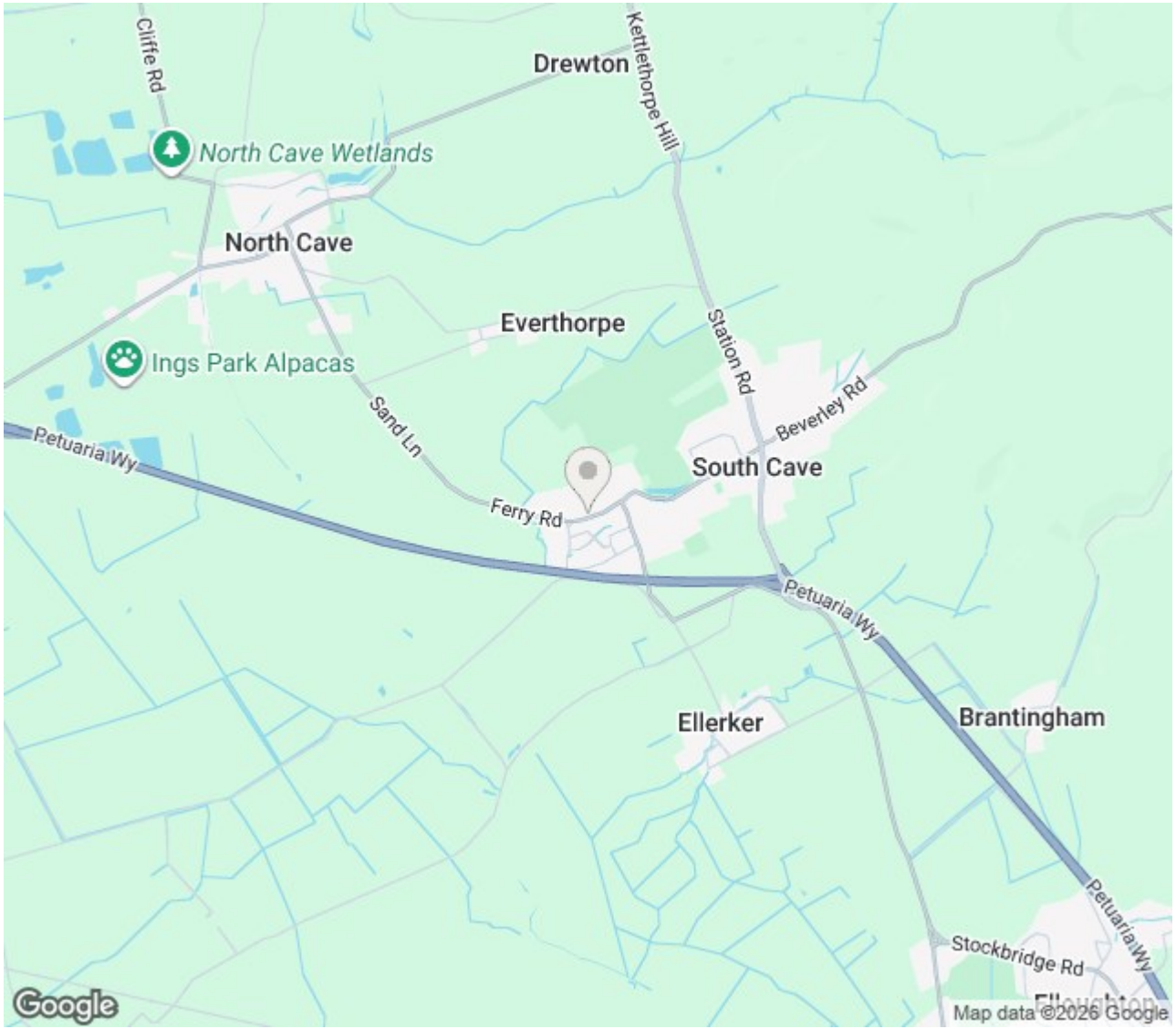
Internally, a welcoming vestibule leads to a central hallway with cloakroom/WC, while the ground floor is anchored by an impressive drawing room featuring an inglenook fireplace and opening into a sun room. Two further formal reception rooms, currently arranged as a dining room and family room, provide excellent flexibility for modern living. The contemporary breakfast kitchen is fitted with high-quality cabinetry and appliances and flows seamlessly into an additional reception room, presently used as a home office. There is also a useful utility room.

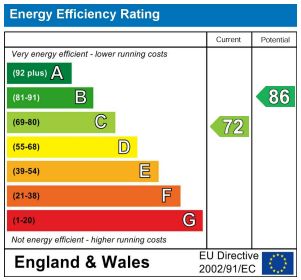
To the first floor, four generous double bedrooms are complemented by three stylish en-suite shower rooms and a luxurious family bathroom. The principal bedroom benefits from a particularly impressive en-suite, complete with a four-piece suite and a statement ball and claw bath. Outside, the grounds enjoy a high degree of privacy, with the detached annex offering ideal accommodation for guests or relatives, including its own kitchen and shower room.



Key Features

- Detached Period Residence
- 4 Double Bedrooms
- Guest Annex Within The Grounds
- 3 En-Suites + Luxurious Family Bathroom
- 4 Versatile Reception Rooms
- Impressive Drawing Room With Inglenook Fireplace
- Contemporary Breakfast Kitchen
- Automated Gates To Extensive Driveway Parking + EV Charger
- EPC = C
- Council Tax = G





Philip Bannister
Estate & Letting Agents
Platinum Collection



ACCOMMODATION
This substantial period property is arranged over two floors and extends to approximately 3400 sq ft of accommodation which comprises:

GROUND FLOOR

VESTIBULE
Allowing access to the property through a composite entrance door. The vestibule features panelled walls with a fitted cupboard. A part glazed door leads to:

HALLWAY
The hallway leads to the internal accommodation and there is access to to a large storage cupboard.

CLOAKROOM/WC
A convenient washroom with a fixed WC and a recessed vanity sink unit. There is useful storage space and partial tiling to the walls.

DRAWING ROOM
An exceptional reception space, generously proportioned to accommodate a large suite, and centred around an impressive brick inglenook fireplace. The room features beamed ceilings, exposed brick accent walls, an air-conditioning unit, a bow window, and sliding doors leading to:

SUN ROOM
Constructed in uPVC with a combination of solid and glazed roofing, this space enjoys views over the rear garden and features two sets of French doors opening onto the timber decking.

SITTING ROOM
An elegant and versatile reception room, featuring two sash windows and an attractive fireplace with open fire, hearth, and mantle.

DINING ROOM
A formal dining room with sash windows on two elevations, featuring a beamed ceiling and a characterful fireplace with cast-iron surround, slate hearth, and timber mantle.

KITCHEN
A beautifully designed contemporary kitchen, fitted with a wide selection of handleless cabinetry creating a streamlined aesthetic. Quartz worksurfaces with matching upstands and a recessed sink with moulded drainer provide a high-end finish. The kitchen also features a freestanding Rangemaster with glazed splashback and extractor hood, along with integrated fridge, freezer, and dishwasher. Elegant wall tiling adds a luxurious touch, and the room opens through to:

OFFICE
A practical and adaptable room, ideal for use as a home office or day room, conveniently accessed from the kitchen. Features include a fitted bookcase, built-in storage cupboard, and windows providing natural light, along with a door opening directly onto the rear garden.

UTILITY ROOM
A convenient room located off the kitchen providing additional wash and cooking facilities. There is a stainless steel sink unit, two ring gas hob and space for a number of white goods. A window is to the rear elevation.

FIRST FLOOR
A large landing area provides access to the accommodation at first floor level. There is a window to the front elevation and a loft hatch providing access to the roof void.

BEDROOM 1
A generously proportioned principal bedroom suite featuring windows to two elevations, a range of fitted wardrobes, and direct access to en-suite facilities.

EN-SUITE
A luxurious en-suite appointed with a four-piece suite comprising a WC with concealed cistern, free-standing ball and claw bath, wall-hung vanity wash basin, and a shower enclosure with electric shower. Complemented by contrasting wall and floor tiling, an electric heated towel rail, and a side-facing window for natural light.















BEDROOM 2
A generous double bedroom with two windows to the side elevation and access to en-suite facilities.

EN-SUITE
A contemporary en-suite which is appointed with a three piece suite comprising WC and vanity wash basin and a walk-in shower enclosure with an electric shower. There is half height wall tiling, tiling to the floor, a heated towel rail and a window to the side elevation.

BEDROOM 3
A well-proportioned third double bedroom featuring two sets of fitted wardrobes, a front-facing sash window with a charming window seat, and access to an en-suite bathroom.

EN-SUITE
A well appointed en-suite which is fitted with a two piece suite comprising WC and inset vanity wash basin. There is half-height wall tiling, a tiled floor and a heated towel rail.

BEDROOM 4
A fourth double bedroom featuring a fitted wardrobe and a front-facing sash window with a charming window seat.

BATHROOM
A beautifully appointed bathroom family bathroom which is fitted with a four piece suite comprising concealed cistern WC, wall hung vanity wash basin, panelled bath and a shower enclosure. There is half-height wall tiling, tiled floor, two heated towel rails and a window to the side elevation.

THE ANNEX
This self-contained annex sits within the grounds of the main residence and offers versatile and well-designed accommodation, featuring a fitted kitchen with cooker, sink unit, plumbing for a washing machine, and a range of units with complementary work surfaces. The open-plan layout provides ample space for both lounge and sleeping areas, enhanced by double doors opening to the outside. Completing the accommodation is a contemporary shower room comprising a WC, vanity wash basin and shower cubicle, finished with tiled walls and flooring and a heated towel rail.

THE GROUNDS
Approached via automated entrance gates, this property is set within established grounds of nearly a quarter of an acre, predominantly laid to lawn and adorned with mature trees and shrubs. A spacious timber deck terrace adjoins the property, creating an ideal outdoor entertaining area. Additionally, a generous gravel driveway offers extensive parking facilities and includes an electric vehicle charging point.

SOLAR PANELS
The property is installed with a 20 panel solar system to the front elevation.

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 - Council Tax Band 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.

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of





an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing,
Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors
£100







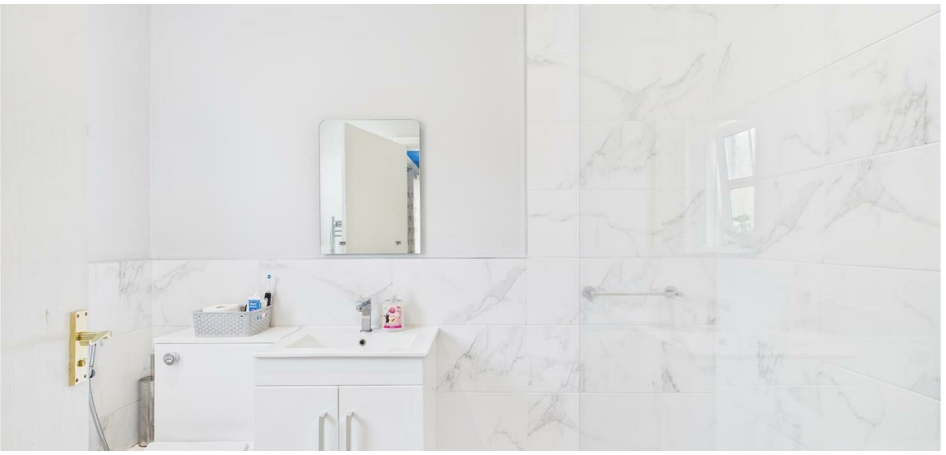


















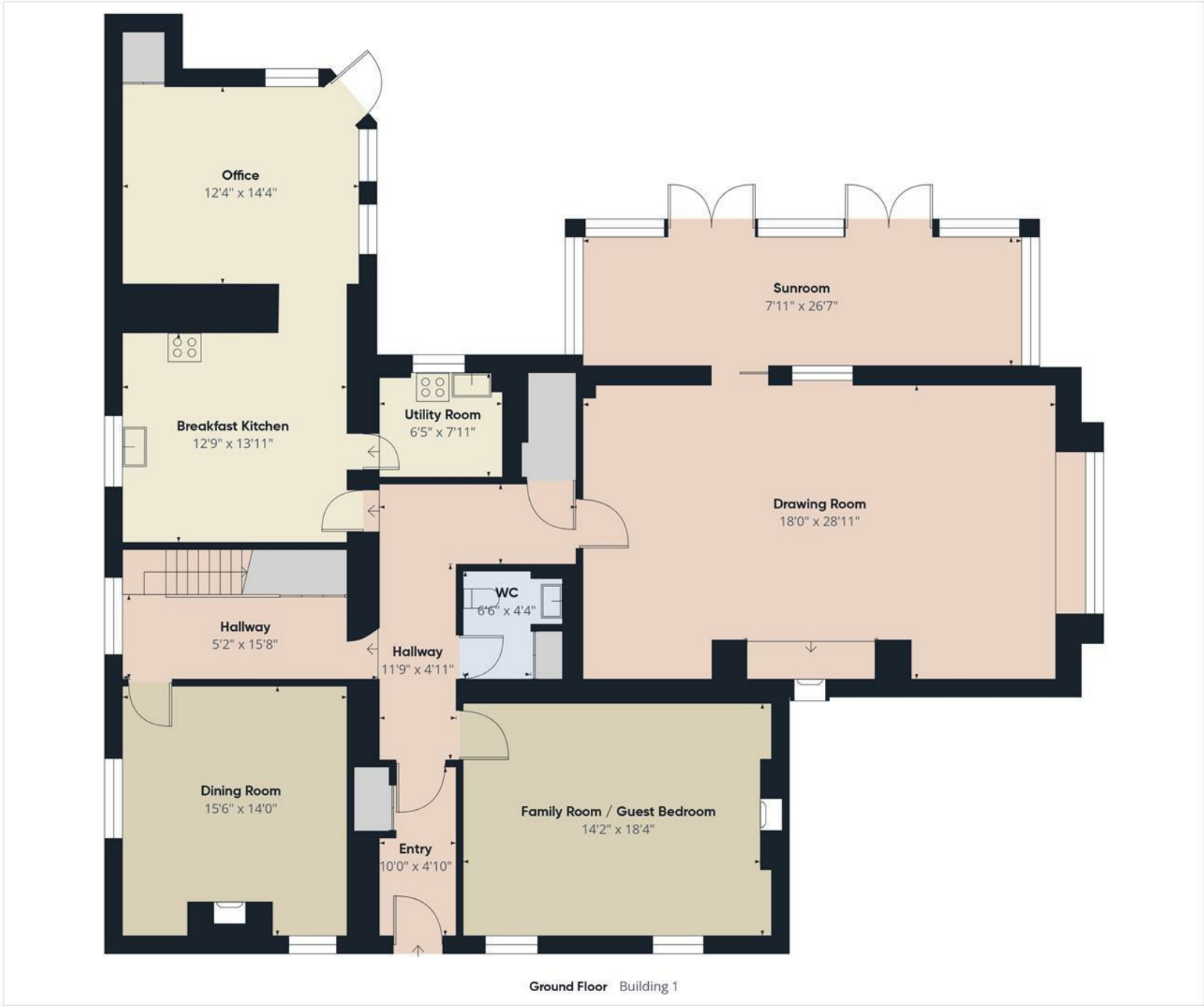












Ground Floor Building 1

Approximate total area(1)

1982 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

Philip Bannister

Estate & Letting Agents

Platinum Collection

The Property Ombudsman

APPROVED CODE
TRADINGSTANDARDS.GOV.UK