



**3 Radcliffe Garth, South Cave**  
£3,500 Per Calendar Month



**Available End May 2019. Luxuriously appointed, this incredible part furnished 5 Bedroom/5 Bathroom Residence forms part of an exclusive gated community lying on a 0.42 acre plot with unspoilt views to the rear of surrounding countryside. We highly recommend an inspection of this significant property.**

### **INTRODUCTION**

Forming part of an exclusive gated development of only five executive homes, this substantial and luxurious residence offers over 5,600 square feet of living accommodation including a self contained guest annexe located above a three car garage. The property is approached through remote controlled gates into a courtyard offering multiple parking facilities.

The current owners have spared no expense beyond the original specification to create a truly spectacular home featuring marble floors to many rooms, a fantastic marble staircase, three large Reception Rooms, spacious Kitchen/Family Room with substantial integrated Kitchen, large Utility Room, Cloakroom & separate WC.

To the first floor, a stunning Galleried Landing offers access to five sumptuously appointed Bedrooms, four with equally spectacular En-Suite facilities, including a Master Bedroom Suite having a fitted Dressing Area, large fitted Bedroom and En-Suite Bathroom including a steam/shower. A further Bathroom services the fifth Bedroom.

A luxurious guest annexe sits above a triple Garage complex and offers a large open plan

### **LOCATION**

This superb property adjoins open countryside and occupies an elevated position at the head of an exclusive gated development known as Radcliffe Garth, which connects into Market Place, close to the centre of the popular rural village of South Cave. The village has first class road and rail connections. The A63 dual carriageway links into the M62 motorway which runs to the south of the village allowing convenient access to Hull and West Riding centres of business. A main line train station at Brough lies approximately 10 minutes away by car from where an intercity train service is available reaching London Kings Cross in

approximately 2 hours 30 minutes. The village has a variety of local shops and good primary schooling in addition to which there is a sports centre and an 18 hole private golf course at the Cave Castle Hotel. There are a number of well regarded restaurants within the village and the surrounding countryside has many bridleways and public footpaths.

### **ENTRANCE HALL 26'6 X 16'6 (8.08m X 5.03m)**

An open fronted pillared porch leads to a spacious central entrance hall featuring a most impressive marble central staircase having variable step lighting, matching marble floors and skirting, interior doors in solid oak and solid oak balustrades.

### **CLOAKROOM**

Generously fitted with stylish cabinets in walnut finish.

### **W.C.**

Finished with walnut panelling and including a low flush WC and vanity wash hand basin by Villeroy and Boch all encased in walnut surrounds.



**DRAWING ROOM 24'1 x 21'5 (7.34m x 6.53m)**

Approached through double french doors from the entrance hall. Features walnut flooring and window aspects to the west and north.

**LIVING ROOM 27'4 x 16'3 (8.33m x 4.95m)**

A particularly spacious Reception Room with polished travertine limestone flooring overlooks the rear garden with two sets of double French doors leading to the rear patio and outdoor entertaining area.

**DINING ROOM 21' x 16'2 (6.40m x 4.93m)**

This stylish Reception Room features walnut flooring and is approached through double french doors from the entrance hall.

**FAMILY KITCHEN 31'5 x 20'4 max narrows to 16'10 (9.58m x 6.20m max narrows to 5.13m)**

This stunning room features a comprehensive range of oak units with a peninsula breakfast bar, further island unit and granite work surfaces; appliances include large range oven, American style refrigerator, microwave oven, warming oven, steam oven, roasting oven, integrated dishwasher, travertine flooring throughout. The Family Area features full provisions for an integrated TV and entertainment system, low-line fitted cabinets and double French doors leading to the outdoor entertaining area and patio, having a delightful open aspect.

**UTILITY ROOM 16'4 x 6'5 max (4.98m x 1.96m max)**

With a comprehensive range of fitted cabinets, 1.5 half bowl sink unit, five ring hob unit, cupboard housing the gas fired central heating boiler unit, plumbing for automatic washing machine, full length cupboard housing the lighting controls.

**FIRST FLOOR ACCOMODATION****GALLERIED LANDING 26'1 x 16'7 (7.95m x 5.05m)**

With a large built in airing cupboard housing the pressurised insulated hot water cylinder plus further linen cupboard. Feature oak flooring.

**MASTER BEDROOM SUITE 23' x 14'2 (7.01m x 4.32m)**

With a stylish range of fitted bedroom furniture including full length wardrobes in walnut finish with flush doors plus a range of low and highline cabinets with divisions for TV and entertainment systems, matching walnut wall finish. Leads into:

**DRESSING ROOM**

With built in dressing table unit matching the bedroom furniture.

**EN-SUITE BATHROOM**

Fully tiled in Travertine limestone, a four piece suite comprising Villeroy Bosch multifunction steam shower, raised bath on tiled plinth, vanity wash hand basin, low level WC and heated towel rail.

**BEDROOM 2 20'2 x 16' (6.15m x 4.88m)**

Has two sets of windows to take full advantage of the open aspect, feature oak flooring. Leads into:

**EN-SUITE SHOWER ROOM**

Includes a large walk-in shower and screening, ceramic wash stand, low level WC and travertine tiling to floor and walls.

**BEDROOM 3 21'6 x 16'2 (6.55m x 4.93m)**

Located at the front of the property. A large Bedroom with feature oak flooring leads into:

**EN-SUITE SHOWER ROOM**

With large walk-in shower and screening, vanity wash hand basin, low flush WC, travertine tiling and heated towel warmer.

**BEDROOM 4 17'8 x 14'6 (5.38m x 4.42m)**

This spacious Bedroom has been lavishly fitted with a range of contemporary Japanese style cabinets to two walls finished in opaque glass and dark walnut, matching dressing table and drawer unit and wardrobes to the full length. Leads into:

**EN-SUITE BATHROOM**

Sumptuously fitted with a range of fitted cabinets and travertine flooring with marble inset, vanity wash hand basin, recessed mirrors, panelled bath and corner shower cubicle, low flush WC and heated towel warmer.

**BEDROOM 5 18'6 x 9'2 (5.64m x 2.79m)**

A good sized Bedroom with feature oak flooring.

**FAMILY BATHROOM**

Beautifully presented with feature shaped bath on plinth, curved shower enclosure, wash hand basin, low flush WC and travertine tiling.

**ANNEXE (BY SEPARATE NEGOTIATION)**

Available if required at an extra monthly cost. This luxurious contemporary annexe located above the Garages is accessed from a private staircase. An ideal guest facility includes a large open plan Living Room with a Bedroom Area separated by wardrobes. There is a range of fitted contemporary style furniture, cabinets, wardrobes and shelving, low line cabinets and provisions for TV and integrated sound system.

A Kitchen Includes a comprehensive range of cabinets with granite effect worktop finished in woodgrain, integrated appliances include a dishwasher, refrigerator, microwave and oven. A Shower Room Half tiled in marble tiling with corner shower cubicle, wash hand basin, low level WC and heated towel rail.

### EXTERNAL

The property forms part of an exclusive gated development This elevated site is approached via a private road with a set of communal electric gates with intercom system for each property. A further set of double electric gates give access to the private driveway and parking forecourt which offers multiple parking and turning space leading to a three car garage with individual electrically operated up and over doors. The grounds extend to approximately half an acre bordering open countryside to the rear. The gardens are laid mainly to lawn and lie principally to the rear and side elevations. A multi-purpose outdoor entertaining area which includes a Seating Area, barbecue and fully operational stone oven.

### GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of gas fired central heating system to panelled radiators and individually controlled under floor heating to most rooms..

DOUBLE GLAZING - The property is fully double glazed.

SECURITY - The property has a comprehensive security system including CCTV .

COUNCIL TAX - The property lies within Band H (East Riding Of Yorkshire Council)

VIEWING - Strictly by appointment with the sole agents

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.

### LEASE INFORMATION

A minimum period of 6 months (Assured Shorthold)

We will require One Months rental in advance. Bond/Deposit £4000.

Sorry - No smokers or pets accepted.  
Tenant referencing and administration charges are £180 (Incl VAT) for the first applicant and a further £30 (Incl VAT) for each additional applicant and/or homeowner guarantor

### AGENTS NOTES

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

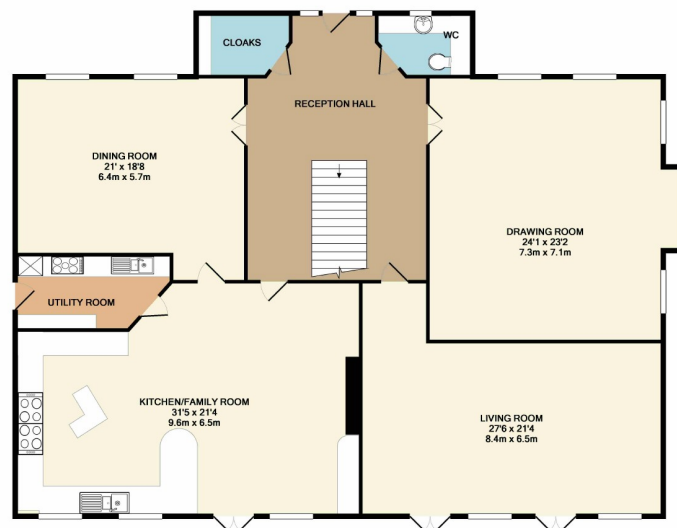
Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.

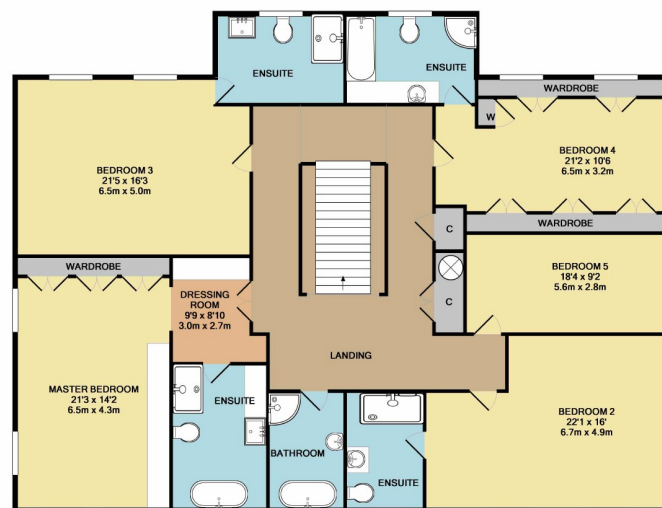






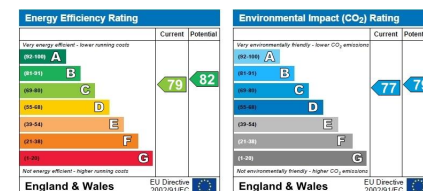


GROUND FLOOR  
APPROX. FLOOR  
AREA 2562 SQ. FT.  
(232.5 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 2470 SQ. FT.  
(228.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 4972 SQ. FT. (461.9 SQ. M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 herein have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplus (2018)



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

**Hessle Office**  
58 Hull Road, Hessle, East Yorkshire, HU13 0AN  
T: 01482 649777  
nanl@pbannister.co.uk  
www.philipbannister.co.uk