



**COPPER HILL, ELLOUGHTON**  
£1,100,000

**Carter Jonas**

# COPPER HILL, MILL LANE, ELLOUGHTON, HU15 1JL

This impressive property has elegantly proportioned reception rooms looking over the gardens, which have retained many original character features including detailed moulded plasterwork, deep skirting boards and architraves and ornate fireplaces. Surprisingly for such a property it is not listed, yet much care and attention has been paid in preserving every ounce of character and elegance of the period.

A simply stunning entrance hall with its beautiful mosaic tiled floor sets the scene for this beautiful house, with a wide staircase with ornate cast balustrade leading up to the first floor and a door to stairs which leads to the cellar. The elegant sitting room enjoys full height glazed bay windows looking out towards the garden and showcases an impressive fireplace. This room connects the sunroom to the conservatory providing views across the rear garden.

The dining room and drawing room mirror each other at the front of the house with deep bay windows complete with sash windows and shutters. The focal point of the dining room is a beautiful ornate fire surround with cast and tiled fireplace housing an open fire. The room features beautiful, moulded coving, ceiling rose and ornate plaster work.

The kitchen is in the heart of the house and is fitted with an extensive range of oak units with matching island and granite working surfaces, extensive integrated appliances, and an Aga. Two archways lead through to the breakfast room. There is also access from here to both the utility room, workshop, and playroom. Directly to the rear of the house lies an inner courtyard with an externally accessed separate WC. On the first floor a spacious landing leads to the principal bedroom with an en suite bathroom, three further bedrooms, a house bathroom and further shower room. The second floor offers bedrooms five and six.

The gardens extend to around 0.8 of an acre and are an absolute delight, largely set behind a brick wall providing much privacy. The gardens themselves have been designed to complement the house, give the property a beautiful mature setting with walks through and past the herbaceous borders and lawn. Set well back from the quiet village road, the house is approached via a sweeping stone pebble driveway providing generous parking, alongside a double detached garage which was once the coach house to this property.

Elloughton is a conservation area situated approximately 10 miles to the west of Hull on the edge of Yorkshire Wolds. The area provides an excellent range of local amenities. The area also has excellent road and rail connections. The village Brough has a mainline railway station providing regular intercity services including to London's Kings Cross, approximately 2 and a half hours travelling distance away.

**AN EXCEPTIONAL 6 BEDROOM PERIOD RESIDENCE SET IN BEAUTIFUL LANDSCAPED GROUNDS OF APPROXIMATELY 0.8 ACRE, CONVENIENTLY SITUATED IN THE CENTRE OF THIS HIGHLY DESIRABLE VILLAGE.**







# COPPER HILL, ELLOUGHTON, BROUGH, HU15 1JL

Approximate Gross Internal Floor Area = 563.3 sq m / 6064 sq ft  
 Basement Area = 32.0 sq m / 344 sq ft  
 Ground Floor Area = 339.1 sq m / 3650 sq ft  
 First Floor Area = 162.0 sq m / 1744 sq ft  
 Second Floor Area = 30.2 sq m / 325 sq ft

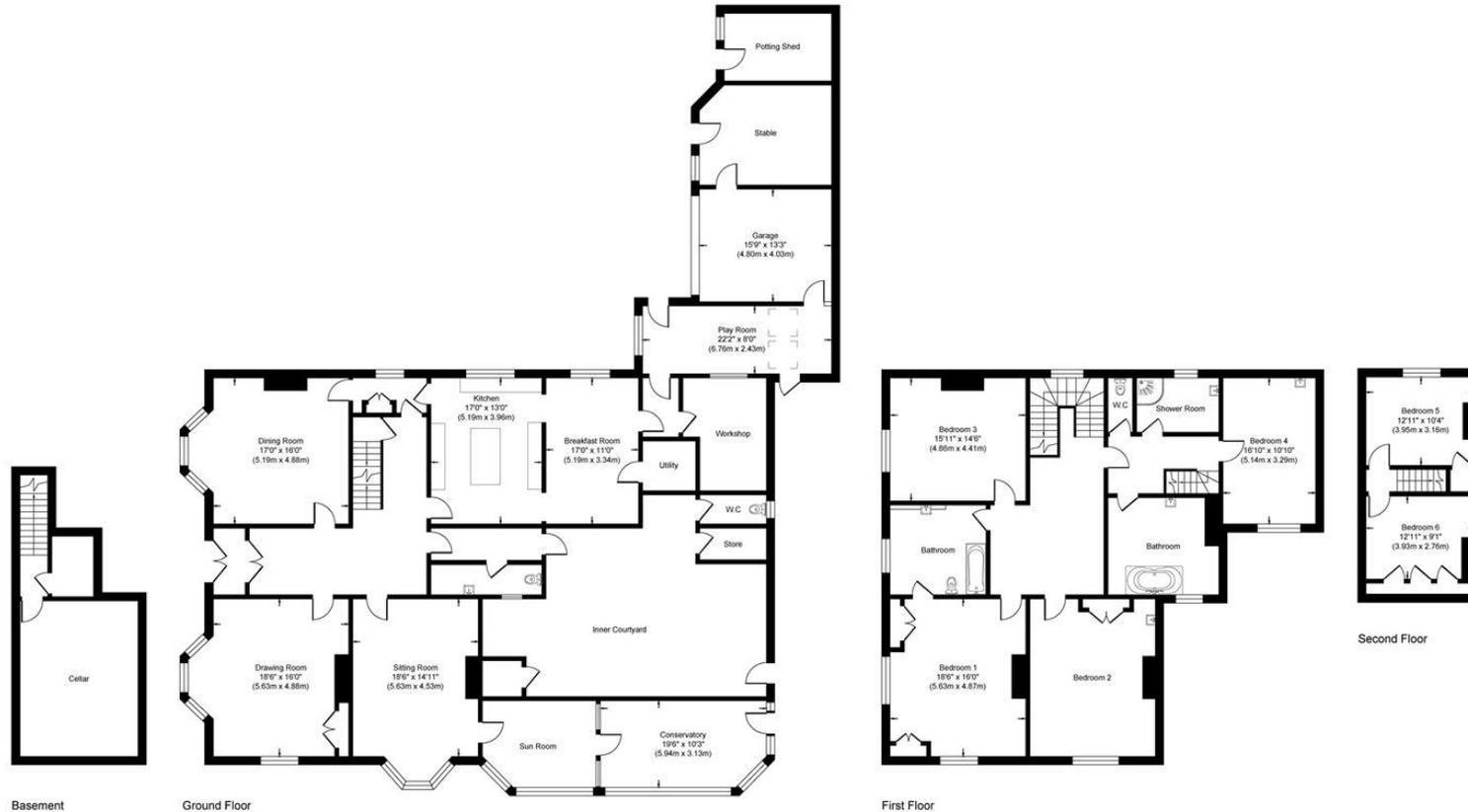
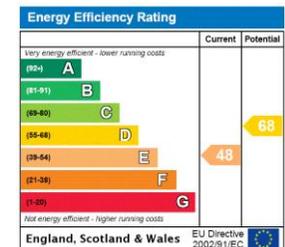


Illustration for identification purposes only, measurements are approximate, not to scale.



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