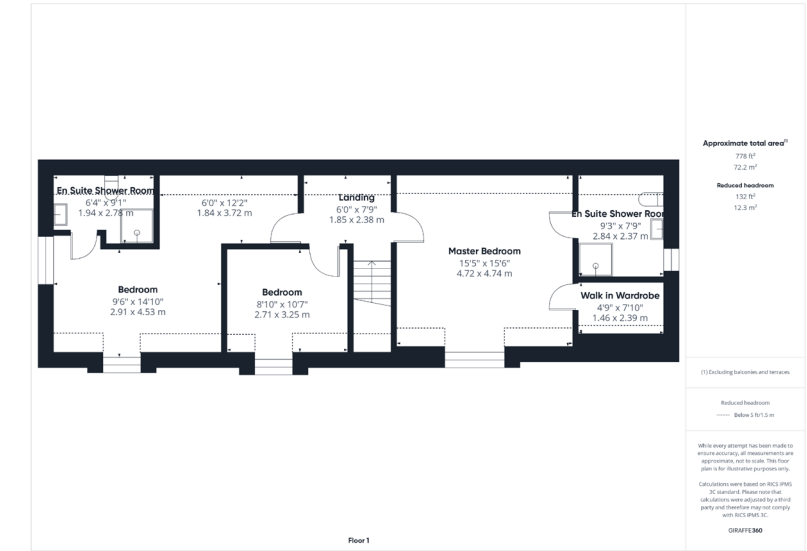




£650,000

The Thistles,
Church Lane,
Catwick



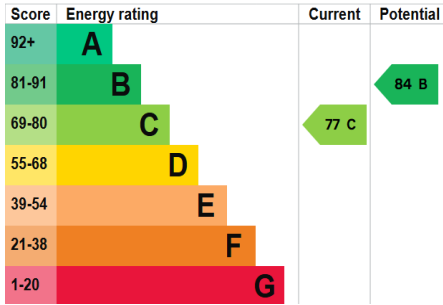
HEATING AND INSULATION
The property has gas-fired central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
Freehold. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



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Dee Atkinson & Harrison



The Thistles, Church Lane, Catwick, HU17 5PW

Occupying a tranquil location on the south side of this highly regarded village this wonderful property sits on a plot approaching half an acre with open fields to two sides. The spacious property with over 2000 sq feet of living space has been much improved by the current owners and offers well appointed accommodation that will suit a range of purchasers. A rare opportunity to acquire something quite special, early viewing is essential.

The Thistles was originally a true bungalow until the current owners created the first floor level. It still could be used as a bungalow but also offers three double bedrooms (two of which are en suite) to the first floor. In its current configuration there are two double bedrooms to the ground floor plus great reception space. A number of the rooms have windows to two aspects so it is very light. As wonderful as the internal accommodation is, the outside space is what sets the property apart. Church Road itself is a quiet street so with the rural fields to two sides of the generous plot it really is very peaceful. The grounds are simple but well maintained with large areas of lawn, a large Indian sandstone paved patio and a good sized brick store (with the potential to be a home office or studio) as well as the integral garage. There is also a further area of garden behind high hedging on the eastern side of the property. This could be easily separated from the main part and may present a development opportunity (subject to necessary permissions). The internal accommodation briefly comprises: spacious Entrance Hall, Living Room with windows to two aspects, a Snug, very well fitted Dining Kitchen with appliances, 2 ground floor Double Bedrooms and a Bathroom with separate shower unit. To the first floor are two En Suite Double Bedrooms and a further Double Bedroom. The internal accommodation has been much improved by the current owners and touches such as the attractive kitchen and oak doors throughout lend a real feeling of luxury. Combined with the fabulous outside spaces it makes a very compelling proposition.

Early viewing is essential to fully appreciate all that is available but in the first instance our 360 degree tour will provide an excellent overview.



Catwick is a lovely East Yorkshire village sitting to the east of Beverley. Its historic and pretty church is just yards away from The Thistles on the southern and quiet side of the village. There are extensive local amenities available in nearby Leven just to the west and the seaside town of Hornsea not far to the west provides many more. Beverley, Bridlington and Hull, all not too far away, provide even more.

Entrance Hall - an attractive entrance hall with a turn staircase to the first floor.

Living Room - a lovely light room with patio doors to the front and a further window to the side.

Snug - windows to the side and rear.

Dining Kitchen - an attractively fitted and spacious kitchen with a range of shaker style units with new laminate worktop. There is an extensive range of fitted appliances including dishwasher, twin ovens, hob, fridge & freezer. French windows to the garden and a large window to another aspect working together with the attractive tiled floor means the room is filled with light.

Utility Room - door and window to side, fitted units, space for a fridge freezer and plumbing for a washing machine and dryer.

Ground Floor Bedroom - a double bedroom with two sets of fitted wardrobes.

Ground Floor Bedroom - a double bedroom with a fitted wardrobe.

Bathroom - an attractively fitted 4 piece bathroom with a modern white suite including stylish freestanding bath, separate walk in shower unit, low flush WC, wash hand basin, two windows and attractive tiling to floor and ceiling.

First Floor Landing - with a velux style window to the front.

Master Bedroom Suite - a very spacious double bedroom with window to the front, velux style window to the front and walk in wardrobe.

En Suite Shower Room - with a suite in white comprising shower unit, low flush WC and wash hand basin, attractive tiling and window.

Guest Bedroom Suite - a spacious double bedroom with what could be a sitting area and windows to three sides.

En Suite - a three piece suite with shower unit, low flush WC and wash hand basin. Velux style window to rear and extensive tiling.

Bedroom - a smaller double bedroom with window the front, currently used as a study.

Outside - the property is surrounded by gardens to three sides, principally to the south and west. The gardens are well maintained

with large areas of lawn and a range of trees including an orchard area. If a buyer would prefer something different there is plenty of opportunity though as it is very much a blank canvas. There is high hedging to three perimeters providing an attractive border, but the north side is open to Church Road which works very well as it is so quiet. There is an area of Indian sandstone paving providing a path at the front of the house which leads to a larger patio area in the same material on the south side, adjacent to the kitchen. There is a separate area of lawned garden on the rear/eastern side behind high hedging reached by a gap in the hedge. This was retained by the current owners after the sale of their previous property and could provide an excellent kitchen garden or may have potential for development (subject to necessary permissions). There is a good sized brick store with sliding patio doors to the front which may provide an opportunity for the creation of a studio, home office or den. There is also a single integral garage with up and over door on the road side of the property with a gravelled driveway providing access and off street parking.

