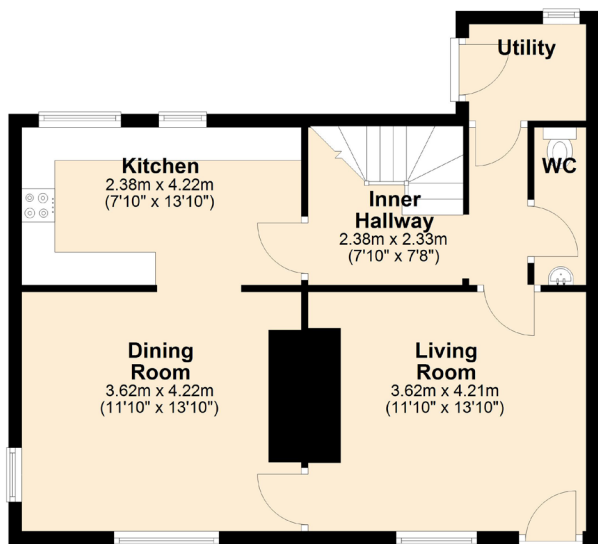
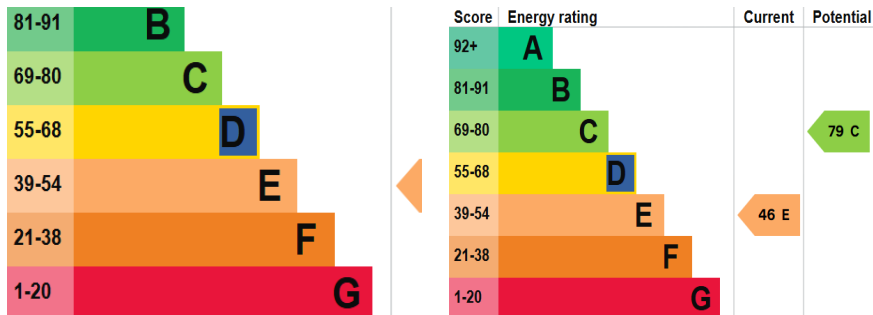
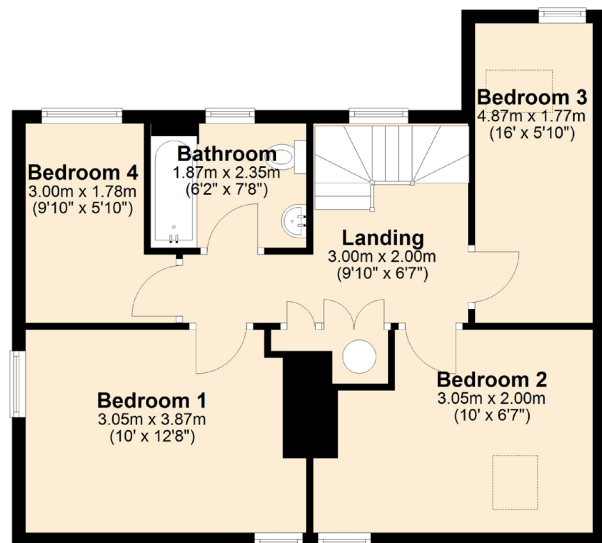


Approx. 54.8 sq. metres (590.1 sq. feet)



Total area: approx. 110.6 sq. metres (1190.7 sq. feet)

Approx. 55.8 sq. metres (600.5 sq. feet)



A photograph of a living room interior. The room has light-colored walls and a wooden floor. A fireplace with a dark wood surround is the focal point, featuring a colorful floral wallpaper. To the left of the fireplace is a doorway leading to another room. A small, colorful, geometric pendant light hangs from the ceiling. A doorway on the right leads to a kitchen area with a white radiator and a dark curtain. A pink curtain is visible on the far right edge of the frame.



The property has oil fired central heating and extensive double glazing.

Mains electricity and water are connected to the property. Drainage is via a private foul water system. None of the services or installations have been tested.

The property is held under freehold title.  
Vacant possession upon completion.

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 'B'.

Strictly by appointment with the sole agent's  
Beverly office on (01482) 866844.



## Offers in excess of £220,000

# 1 Ann Watson Cottages, Main Street, Humbleton



12 Market Place, Beverley | 01482 866844 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

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# Dee Atkinson & Harrison





**I Ann Watson Cottages, Danthorpe Road, Humbleton, HU11 4NW**

An excellent opportunity to acquire an attractive estate cottage on the edge of this highly regarded village. The spacious property offers nearly 1200 sq ft of accommodation including 4 bedrooms and while it requires some updating, we believe it an excellent opportunity to create your own rural retreat in this lovely setting. There is a good sized rear garden, detached single garage and the opportunity to negotiate the occupation of the field to the side of the garden. Early viewing is essential.

The distinctive property with its attractive frontage and lovely chimney stack was originally two estate cottages that were remodelled as one in the late 1990’s. They were thought to be originally part of the estate of the Hotham family who owned much of the land in the area and originally built in the late 19th century by estate workers. The property benefits from a good sized garden to the rear with a generous area of car hardstanding. The space at the rear of the property may lend itself to extending the property (subject to necessary permissions). The cottage benefits from oil-fired central heating and extensive double glazing.



Its accommodation briefly comprises: 2 good sized reception rooms, a spacious fitted kitchen, inner hallway, WC cloaks, and rear entrance hall which also provides utility space. There is small area of lawn to the front of the property. A timber gate provides access to the rear via a tarmac drive to a generous area of car hardstanding which leads to where a detached single garage is located. There is a largely lawned garden with fence and hedging to perimeters. The garden backs on to agricultural fields. The purchaser will have the opportunity to negotiate a tenancy over the field to the side which could be used for a range of purposes.

Early viewings are highly advised to fully appreciate all the property offers and there is no forward chain.

**LOCATION**

Humbleton is a delightful rural village situated in the Holderness area of East Yorkshire and to the east of Hull. Hedon, Beverley and Hornsea all provide more extensive amenities and Hull, even more. The delightful local area offers attractions such as nearby Burton Constable Hall and the coast as well as all the local countryside.

**ACCOMMODATION**

Living Room - with fireplace and window to front.

Dining Room - with windows to two aspects and fireplace.

Kitchen - a good sized kitchen with range of base and wall mounted units. Window to rear.

Inner Hallway - turn-staircase to first floor.

WC Cloaks - low flush wc and wash hand basin.

Rear Entrance Hall

First Floor Landing - window to rear.

Bedroom 1 - a double bedroom with windows to two aspects.

Bedroom 2 - a double bedroom with window to the front and a velux style window.

Bedroom 3 - a spacious single bedroom with vaulted ceiling, window to rear and velux style window.

Bedroom 4 - a single bedroom with window to rear.

Bathroom - a three piece suite comprising low flush wc, pedestal wash hand basin and panelled bath with shower over.

**OUTSIDE**

There is an area of lawn to the front. A tarmac driveway leads past a timber gate to a larger area of car hardstanding to the rear. There is a detached brick built garage with up and over door. Beyond that there are further largely lawned good sized gardens with hedge and fence to surround. Agricultural fields lie beyond the rear of the garden.

