

**HEATING AND INSULATION**  
The property has double glazing and an electric central heating system fuelled by multifuel stoves.

**SERVICES**  
Mains water, electricity and drainage are connected to the property. None of the services or installations have been tested.

**TENURE**  
Freehold. Vacant possession upon completion.

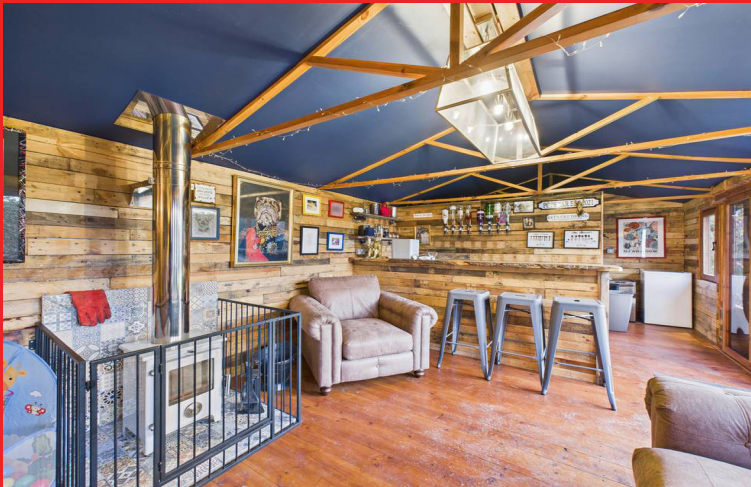
**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'C' (verbal enquiry only).

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



£425,000

I Waterworks Cottages,  
Blackthorn Lane,  
Willerby



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Dee Atkinson & Harrison





# I Waterworks Cottages, Blackthorn Lane, Willerby, HU10 6RA

A superb opportunity to acquire a spacious family home in a completely different location from what you might expect with all the conveniences of Willerby and Anlaby on your doorstep. The house has been significantly extended and improved by the current owners and standout features include the large living kitchen, master bedroom suite with its south facing roof terrace and the large garden room/bar which is great for outdoor living. If you are looking for local conveniences while having a unique and spacious property this could well be what you are looking for. The property is reached by a long private road just used by this, a neighbouring property and the adjacent historic Grade II listed Springhead Pumping Station (as a rear entrance). Early viewing is absolutely essential to fully appreciate all that is available.

The internal accommodation extends to over 2000sq ft over 3 floors with four double bedrooms including the master suite and a further large double bedroom with an annex room that could be a dressing room or study space. The property is well presented throughout and provides excellent modern accommodation. In brief it comprises: an Entrance Hall, Living Kitchen with 3 distinct zones, 2 sets of bifold doors and a multi fuel stove. There is also a Snug with a woodburner, WC Cloaks and Utility Room to the ground floor. To the first floor there is a Landing, large Double Bedroom reached via a smaller room which could make a great dressing room or study space, 2 further Double Bedrooms, a Bathroom and a door leading to a staircase to the 2nd floor. The second floor accommodates the Master Bedroom suite with panoramic views to the south, a large en suite Bathroom with freestanding bath and separate shower unit, and also a spacious Roof

Terrace with south facing views. The property is double glazed with radiators throughout which are serviced by a solid fuel central heating system powered by the multi fuel burner in the living room. There are gardens to the front and a driveway provides access to an integral garage as well as off street parking. There are further south facing gardens to the rear with areas of lawn and a large expanse of raised timber decking. Also at the rear is a large timber garden room with a wood burning stove, currently laid out as living space with a bar but also a separate area used as an occasional bedroom. This excellent garden living space could be used in a variety of different ways and is likely to have significant appeal. To the side of the property there is an area of grass that is rented from the adjacent Pumping Station. It is enclosed by fencing and provides useful extra space but must be kept as grass.



A really quite different property to find in a suburban area given it is surrounded by allotments and green spaces, as well as the historic pumping station and offers extensive accommodation with a real focus on the outdoors. Only a viewing will provide a full insight into all it offers but we do have an immersive 360 degree tour available that will provide an excellent overview.

## Location

The property is situated in the popular and well established village of Willerby and borders Anlaby village which are both within walking distance and provide an excellent range of amenities to include retail parks, a leisure centre, hairdressers, butchers, fast food outlets, public houses and well regarded primary and secondary schools. There are excellent public transport and road links into Hull City Centre, the attractive market town of Beverley, Humber Bridge and M62.

## Accommodation

Entrance Hall - stairs to first floor and cupboard.

Living Kitchen - a large room with windows to two aspects including two sets of bifold doors on the southern aspect. The central chimney which accommodates the multi fuel burner helps to create separate zones within the room. There is an attractively fitted modern kitchen with integrated appliances including a dishwasher, electric oven and grill, and electric hob. A large central island provides a raised dining area that currently accommodates 10 bar stools so is a great entertaining option. There is space within the units to accommodate an American style fridge freezer. The two southerly facing sets of bifold doors open onto the raised decking area, again, great for entertaining. There is a further window to the front of the house as well as a door, a 1.5 bowl sink and single drainer inset to the granite style works surface, exposed RSJ's that contribute to a contemporary feel in the room and there is a door to the integral garage.

WC Cloaks - low flush WC and wash hand basin.

Utility Room - work surface, plumbing for washing machine and space for a tumble dryer. Window to front.

Snug - with French doors to the rear garden, fitted cupboards and a wood burning stove.

First Floor Landing - with a glass panelled balustrade, window to the front and a door giving access to a staircase to the 2nd floor.

Office/Bedroom 2 annex - formally a bedroom before the property was extended, this room gives access to the 2nd bedroom so is less likely to be used as a bedroom in its own right. It would however provide useful work space, a dressing room or even nursery.

Bedroom 2 - is a large double bedroom with windows to the front and rear and fitted wardrobes.

Bedroom 3 - with a window to the rear and fitted wardrobes.

Bedroom 4 - with the space of a double bedroom though narrowed by the extensive fitted wardrobes. Window to rear.

Master Bedroom Suite - a spacious room with superb views to the south provided by a large panoramic window. The glazed balustrade and exposed brick chimney provide a contemporary feel and there are fitted wardrobes. It opens onto...

En Suite Bathroom - a spacious bathroom featuring a centrally positioned freestanding bath that benefits from views through the southerly facing window. There is a good sized shower enclosure and a feature quartz wall hung wide hand basin. Black quartz style flooring, extensive fitted cupboards and a low flush WC finish of this excellent room.

Roof Terrace - accessed via the master bedroom suite is a spacious roof terrace with glass balustrade providing superb views to the south. A canopied area to the north side provides a degree of protection from the elements and privacy from the houses located to the north.

## OUTSIDE

There are open plan lawned gardens to the front leading up to the private road that gives access from Blackthorn Lane. No 1 is the last of the two residential properties that gain access via the road though there is a gate to the Springhead Pumping Station at the very end. The pumping station has a larger access route to the eastern side of the site. This means there is a considerable degree of privacy at the front of the property. A driveway leads to an integral garage with an electrically operated roller door. There is power and light and a door gives access to the house.

To the rear of the property are southerly facing gardens that are not overlooked to the rear as allotments are there. The garden is lawned with a large area of raised timber decking immediately adjacent to the house and its bifold and French doors. There is a hedge and fencing to perimeters and a gate to the rear. A large (25'0" x 1'5") log cabin is located in the rear garden with further timber decking to the front of it. The cabin is westerly facing so an excellent place to enjoy the evening sunshine outside or inside given the sliding glazed doors. The cabin has power and light laid on and a ceramic plated wood burning stove provides heat if needed. The cabin is currently configured with a large living area, a sizeable bar and then a smaller enclosed space which is used as an occasional bedroom by the current owners.

Extra Garden Aresa - there is an area of lawn to the side and front of the house that is accessible from the garden. We are informed it is rented by the current owners for £200 per annum from the Springhead Pumping Station. They have informed us that they could buy it but limitations on what it could be used for mean they have preferred to continue to rent it. Please note, this area does not form part of the title of the property so is not included with the sale. A purchaser will need to make their own arrangements with the owners of the land.

**Note:** Springhead Pumping Station is a historic site and its wonderful Victorian industrial building is Grade II Listed. It has most recently been used as a museum though that closed some time ago. It was integral to Hull's development after a local man effectively won a bet with the Town Corporation over whether it could supply Hull's water needs and reduce the blight of cholera. He managed to supply the 5 million gallons a day they were looking for, won the bet/contract and allowed Hull to continue to grow and prosper.

**Access:** We are informed by our clients that the access road is owned and maintained by Yorkshire Water.

