



Pear Tree Cottage, 19 Chapel Street, Lockington, YO25 9SN

## DELIGHTFUL PERIOD COTTAGE IN SOUGHT AFTER VILLAGE



Pear Tree Cottage is a unique period property,  
formerly two houses that were part of Lord Hotham's Dalton Estate.

## Summary

Pear Tree Cottage is a delightful period home in a sought-after village north of Beverley in the Yorkshire Wolds.

This charming property offers generous four-bedroom accommodation, three reception rooms, a sunroom, and a well-proportioned kitchen. The private garden, various outbuildings, and ample off-street parking add to its appeal. Blending 21st-century conveniences with historical charm, this cottage is well-maintained and ready to welcome its new owners.

## Agent's Perspective

Situated in a quiet corner of a highly desirable village north of Beverley, this cottage is brimming with character. The village itself is one of the most sought-after locations in the Yorkshire Wolds, known for its picturesque scenery and friendly community.

Upon entering the cottage, you are greeted by a warm and inviting atmosphere. The ground floor features three reception rooms, perfect for entertaining guests or enjoying family time.

The sunroom offers a lovely spot to relax and take in the garden views, while the well-proportioned kitchen is both practical and charming, blending modern conveniences with period features.





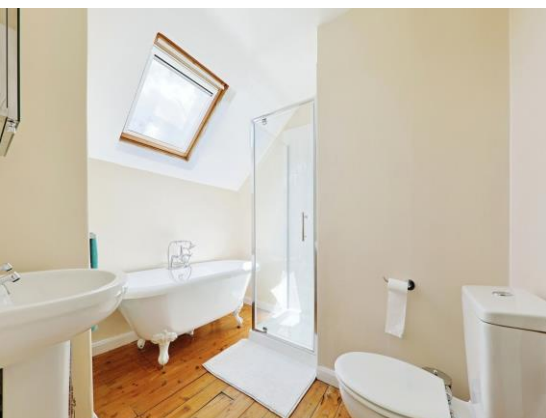
Upstairs, you will find four generously sized bedrooms, each with its own unique character. The bathroom is well-appointed, providing a comfortable space for daily routines.

One of the standout features of Pear Tree Cottage is its delightful garden setting. The garden enjoys considerable privacy and includes a range of useful outbuildings, such as storerooms, a workshop, and a boiler room. These spaces offer plenty of storage and potential for various uses.

The private drive provides ample off-street parking, a valuable asset in such a desirable location.

The property has been well-maintained, ensuring it is in smart condition for the next owners. It skillfully combines the charm of a period cottage with the comforts of modern living, making it a perfect home for those seeking character and convenience.

The floorplan demonstrates the generous layout and extent of the property, highlighting the spacious accommodation and thoughtful design.



Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*

## Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

## Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Viewings

Strictly by appointment with the sole agents.

## Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

## Mortgages

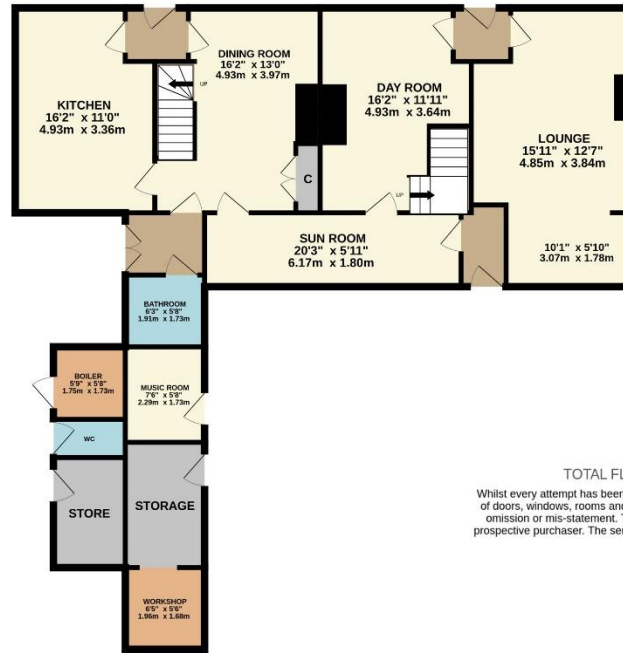
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## Valuation/Market Appraisal:

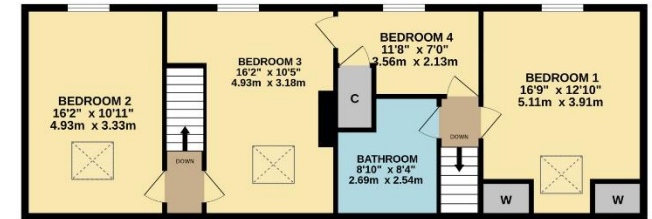
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GROUND FLOOR  
1279 sq.ft. (118.9 sq.m.) approx.



1ST FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



CHAPEL STREET, YO25 9SN

TOTAL FLOOR AREA : 2080 sq.ft. (193.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 have not been tested and no guarantee as to their operability or efficiency can be given.  
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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

