



Whinns Cottage, Catwick Lane, Long Riston, East Yorkshire, HU11 5JR



## A TRULY STUNNING HOME OF REMARKABLE QUALITY THROUGHOUT



Meticulously finished to the highest standards, this magnificent detached residence has been extended, re-modelled, and significantly enhanced by the current owners, creating a contemporary family home that is sure to impress!



## Summary

Whinns Cottage is set on a generous plot with beautifully landscaped gardens, ample parking, and a double garage, situated in a peaceful lane within the popular village of Long Riston. The location offers easy access to Hull, Beverley, and the East Yorkshire coast.

The extensive layout provides a fabulous living space, including a comfortable lounge with a media wall, a versatile games room with an integrated bar, and a most impressive open-plan kitchen that incorporates a dining area and day room with bi-fold doors leading to the rear garden. Upstairs, the principal bedroom boasts a walk-in wardrobe and access to a luxurious house bathroom, alongside two further double en-suite bedrooms and a fourth bedroom currently being used as an office, providing ample space for a growing family.

The gardens extend to the rear and side, featuring fantastic terraces and a barbecue area perfect for outdoor entertaining. Electric gates open to a generous parking area accommodating multiple vehicles, in addition to the detached double garage. Viewing is essential to truly appreciate the immaculate quality and contemporary feel of this remarkable home!





## Our Thoughts

Having overseen the sale of this home to its current owner, we are amazed by the transformation completed at significant expense and to the most exacting specifications. The result is a remarkable, contemporary, and stylish residence, now available to the market. Every inch of the property has been renovated and updated, with a substantial extension adding significantly to both the ground and first floor levels.

The gardens have been beautifully landscaped, reflecting the modern feel of the interior. Planning permission has also been granted for a larger garage with a loft room, should a buyer wish to pursue this option. For those seeking a turn-key home with attractive dimensions and immaculate finishes, this property is a must-see!

## Location

This conveniently located village is equidistant to the city of Hull, the market town of Beverley and the holiday resort of Hornsea which are all some eight miles away. There is a regular country bus service and a coastal bus service running between Hull and Bridlington. The village has its own primary school, shop/petrol station, public house, playing fields, tennis courts and church.



## Tenure

The tenure of 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 D.\*

## 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

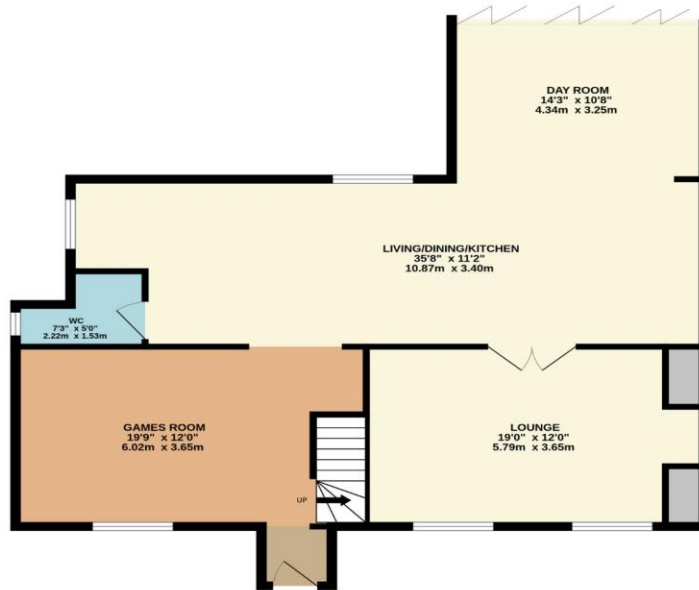
Strictly by appointment with the sole agents.

## Mortgages

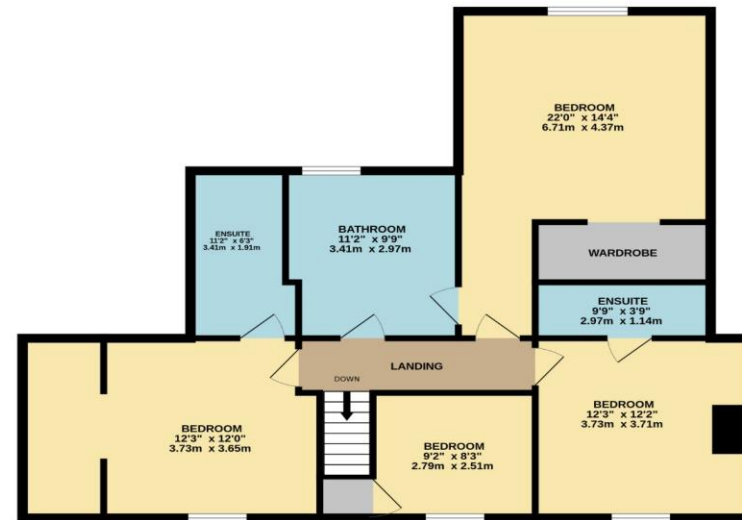
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GROUND FLOOR  
1039 sq.ft. (96.5 sq.m.) approx.



1ST FLOOR  
965 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA : 2004 sq.ft. (186.2 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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8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

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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)

