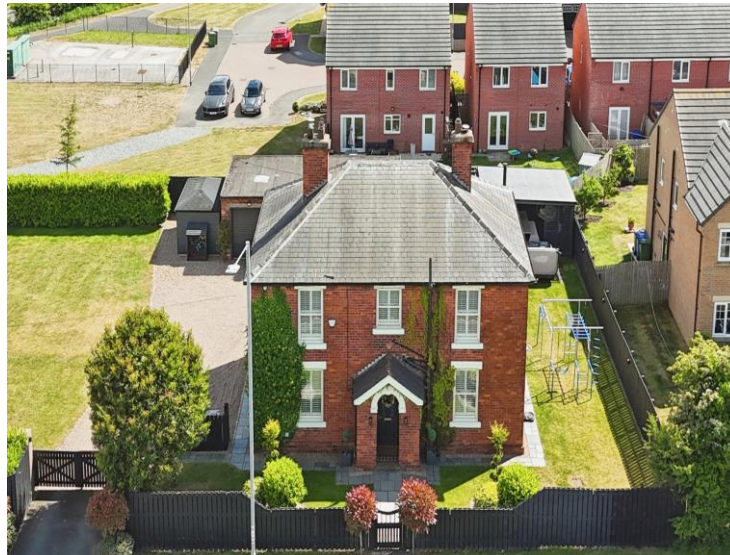




Hillcrest House, 27 Castle Road, Cottingham, HU16 5JF



## ELEGANT VICTORIAN HOME WITH GENEROUS LIVING SPACE AND STYLISH OUTDOOR AREA



Set within a quarter-acre south-facing plot, this beautifully updated Victorian home offers over 2,000 sq ft of well-designed living space. Located on one of Cottingham's most desirable roads, the property is full of character, with high ceilings, original features, and a smart modern finish throughout.

There are four bedrooms, three reception rooms, and a standout 24ft dining kitchen with a wood-burning stove and sleek, integrated appliances. The home also includes a separate sitting/play room, a bar room, garden room, gym or study, and two stylish bathrooms.

Outside, you'll find a spacious lawn and a fantastic area for entertaining, with a gazebo, pergola, pizza oven and a fully equipped bar. Electric gates open onto a large driveway offering plenty of parking.

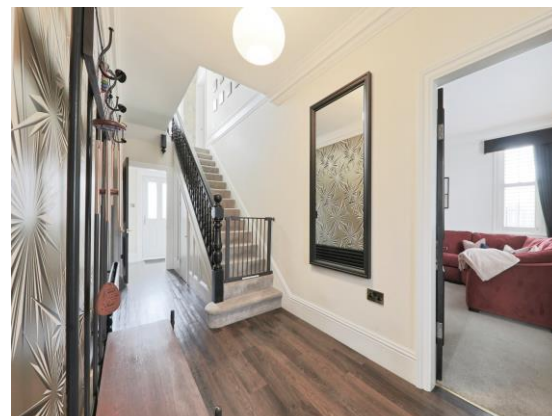
### From the Agent's Perspective

It's always a pleasure to bring a home like Hillcrest House to the market. This is a property that immediately makes an impression, not just for its size and layout, but also for how well it blends period charm with modern comfort.

The house has been finished with real care and good taste. As soon as you step into the entrance vestibule and through to the central hallway, you can see the attention to detail. The staircase is a real feature, and the high ceilings and large windows fill the house with natural light. It's a warm and welcoming space from the outset.

The dining kitchen is the real hub of the home. Measuring 24ft by 14ft, it's ideal for everyday family life and for entertaining. It has a clean, modern finish with quartz worktops, integrated appliances, and a centre island that gives you plenty of space to cook and gather. The dual aspect wood-burning stove adds a cosy touch and connects beautifully with the adjoining reception spaces.

There's plenty of room downstairs for flexible living. Along with the main living areas, you've got a separate sitting or play room, a garden room currently used as a home office, and even a gym or study space. The bar room adds something a bit different—perfect for relaxing or having friends over, with two sets of double French doors opening out to the garden.







Upstairs, the layout works really well. The landing is bright and gives access to four good-sized bedrooms. The main bedroom has its own smart en-suite, and the family bathroom is finished with marble tiling for a clean, classic feel.

Outside, it just keeps getting better. Electric gates open onto a generous driveway, giving you plenty of parking. The garden is a great size, with a good lawn area surrounded by mature hedging for extra privacy. On the south side of the house, the outdoor entertaining space has been thoughtfully set up. The combination of the pergola, gazebo, and pizza oven makes it a great spot for enjoying long summer evenings, and the bar room means there's space to host whatever the weather.

The location is also spot on—quiet and private, but with easy access to everything you need. Castle Hill Hospital is close by, and it's simple to get to Hull, Beverley or the Humber Bridge. Cottingham itself is a lovely village with a railway station, good schools, and all the shops and services you'd expect.

All in all, Hillcrest House is a fine example of how period homes can be brought right up to date while still keeping their original character. It's ready to move into and enjoy straight away.

### Location

The village of Cottingham lies approximately five miles to the north west of the centre of Hull and is one of the most exclusive residential villages in the area. Good road connections are available as the Humber Bridge Northern Approach Road runs to the west of the village linking the Historic Town of Beverley with the Humber Bridge and the region's motorway network. There is a local train service available within the village connecting it with Hull, Beverley and the east coast beyond. There is a good choice of well-regarded schools, shops and restaurants with the added advantage of three private golf clubs within a 3 mile radius of each other.

### 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 F.\*

### Fixtures & Fittings

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

### Viewings

Strictly by appointment with the sole agents.

### Disclaimer

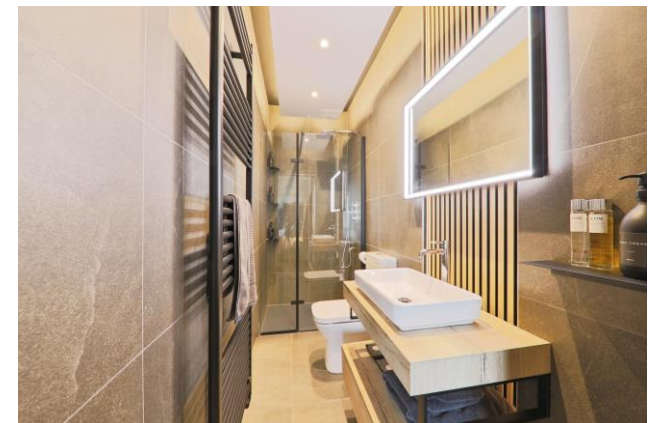
\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

### Viewings

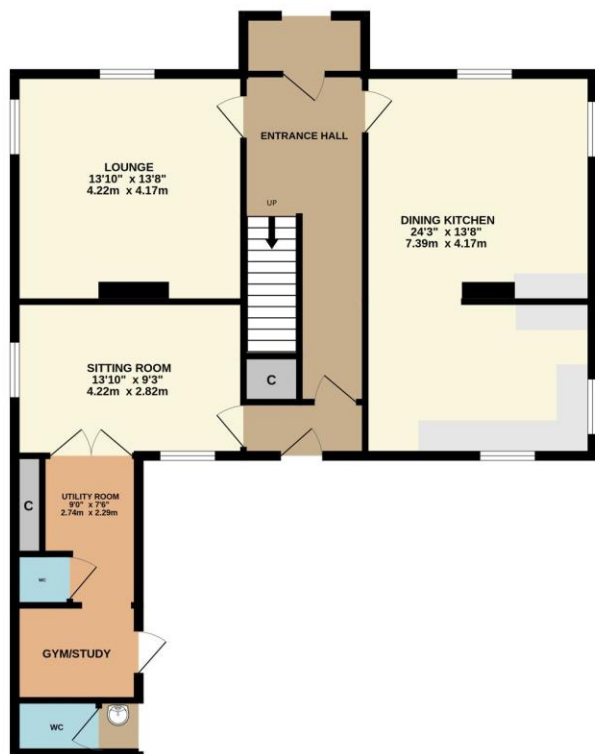
Strictly by appointment with the sole agents.

### Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



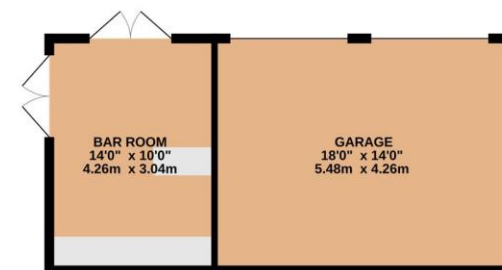
GROUND FLOOR  
952 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR  
790 sq.ft. (73.4 sq.m.) approx.



GARAGE  
390 sq.ft. (36.3 sq.m.) approx.



CASTLE ROAD, COTTINGHAM

TOTAL FLOOR AREA : 2133 sq.ft. (198.1 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)

