



1 New Bungalow, Church Lane, Catwick, Beverley, East Riding of Yorkshire, HU17 5PW

FINE & COUNTRY

A UNIQUE OPPORTUNITY – SPACIOUS DETACHED BUNGALOW WITH PADDOCK
IN SECLUDED VILLAGE SETTING



Situated in the peaceful village of CATWICK, this one-of-a-kind self-build DETACHED BUNGALOW offers over 2,200 sq ft of versatile living space. The generously sized plot is surrounded by mature trees and hedging, providing exceptional privacy

Summary

Accessed via a long, sweeping driveway, the property is set back from the road and includes AMPLE PARKING for multiple vehicles. The grounds extend to an enclosed PADDOCK area at the rear, suitable for a variety of uses, including leisure, animals, or potential hobby farming.

Inside, the thoughtfully planned accommodation offers both flexibility and space. A WELCOMING ENTRANCE HALL leads to a SPACIOUS LOUNGE with an attractive fireplace and cosy log burner. A second large reception room houses a full-size snooker table, offering potential for a home cinema, games room, or additional living space.

There are THREE DOUBLE BEDROOMS, with the option to convert a separate DINING ROOM into a FOURTH BEDROOM if desired. The modernised KITCHEN and STYLISH BATHROOM reflect recent updates, while a REAR LOBBY with guest WC, dedicated HOME OFFICE, and utility spaces enhance everyday practicality. The property presents an exciting opportunity for personalisation, with some cosmetic updating needed.





Located in the heart of Catwick, ideally positioned between the historic market town of BEVERLEY and the coastal resort of HORNSEA, residents enjoy the best of countryside living with easy access to local amenities, schools, and transport links. With its exceptional plot, flexible layout, and rare paddock space, this truly unique home offers scope, seclusion, and the chance to create something special.

Agent's Thoughts

This property stands out as a truly unique opportunity in Catwick. The combination of a spacious bungalow with an enclosed paddock offers something rare and special for potential buyers. The long driveway leading up to the home ensures privacy and ample space for parking. Inside, the layout provides flexibility, with large reception rooms that can be tailored to suit various needs, whether it be a home cinema, games room, or additional living space.



The bungalow's interior is well-planned and offers an excellent foundation for personalisation. With some cosmetic updates, it can be transformed to reflect the buyer's personal taste. The paddock area is a real highlight, providing endless possibilities for those interested in leisure activities, keeping animals, or even exploring hobby farming.

Catwick's location is another key advantage, offering the tranquillity of village life with convenient access to Beverley and Hornsea. The combination of a secluded setting and proximity to local amenities makes this property ideal for those seeking a balance of privacy and convenience.

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 G.*

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

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
2341 sq.ft. (217.5 sq.m.) approx.



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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

