



1-2 Braffords Cottages, Riplingham Road, Raywell, Cottingham, East Yorkshire, HU16 5YR

FINE & COUNTRY

CONTEMPORARY ECO HOME IN A PEACEFUL WOODLAND SETTING



This impressive modern property combines the charm of countryside living with everyday convenience. Set within beautifully landscaped grounds of around one third of an acre, it offers light-filled rooms, thoughtful design and energy-efficient features. Just minutes from West Ella, Kirk Ella and Willerby, the home is perfectly placed for both privacy and accessibility.

From the Agent's Perspective

This is a home that truly gives the best of all worlds – surrounded by trees and greenery, yet only a short drive to excellent local facilities. Built to a high specification, the property has been carefully designed to provide spacious living with low running costs thanks to air source heating, solar panels and back-up batteries.

The heart of the house is the impressive open-plan kitchen, dining and living space, which opens onto a south-facing garden with panoramic views and a superb entertaining area. Alongside this, there are three further reception rooms, a striking entrance hallway, utility room, large pantry and a downstairs w.c.

Upstairs, the master suite stands out with its private south-facing balcony. A guest suite with en-suite bathroom and dressing room offers comfort for visitors, while two additional double bedrooms and a family bathroom complete the first floor.





The property is set behind electric gates, with an in-and-out driveway providing both privacy and practicality. This is contemporary living at its finest, in a setting that feels both secluded and connected.

Location

The property is within a short driving distance to the villages of Cottingham and Willerby, which offer a range of shopping options. The market town of Beverley is also nearby. The surrounding area offers easy access to the nearby villages of Swanland, Kirk Ella, and West Ella, as well as Hull and the Humber Bridge.

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

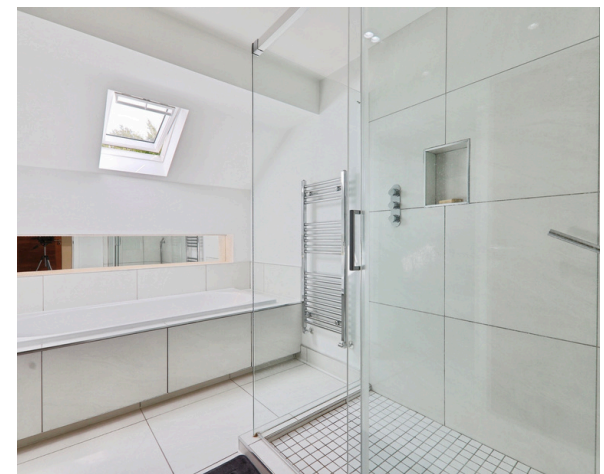
*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

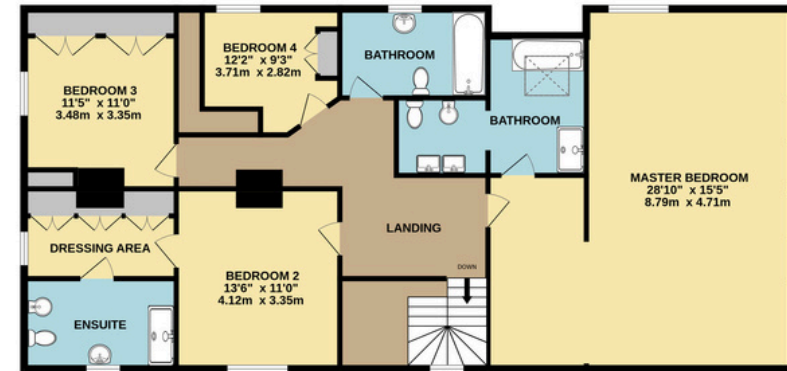
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR
1719 sq.ft. (159.7 sq.m.) approx.



1ST FLOOR
1525 sq.ft. (141.7 sq.m.) approx.



TOTAL FLOOR AREA : 3244 sq.ft. (301.4 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 to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

