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Station House, Cottingham, East Riding of Yorkshire
Asking Price £400,000




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KEY FEATURES

- Elegant Victorian Station House
- Four Double Bedrooms
- Two with En Suite Shower Rooms
- Open Plan Breakfast Kitchen to Dining Room
- Boot Room & Utility
- Comfortable Lounge with Log Burner & Sitting Room
- Ground Floor Bathroom
- Gardens
- Garage & Workshop
- Tenure Freehold
- EPC rating TBC



DESCRIPTION

OFFERING SUBSTANTIAL LIVING ACCOMMODATION...

This enchanting Grade II Listed STATION HOUSE dates back to 1846, originally built as the Station Master's Residence. This fabulous home has been restored over the years whilst retaining many of the original features.

Sympathetically enhanced and upgraded, embracing a contemporary lifestyle with elegance and style of a bygone era. We invite you to view and be whisked away !

As you peer through the cascading foliage to the entrance you will be captivated by this gorgeous Victorian property.

As the solid wood entrance door opens you will be in awe of the ELEGANT STARCASE swirling up to the first floor. There is parquet flooring and solid wood doors opening to the ground floor Family BATHROOM with three piece suite. There is a comfortable LOUNGE with feature LOG BURNING STOVE, lovely to cosy up to on those cold winter evenings and a further reception room/ SITTING ROOM.

At the heart of this wonderful home is the contemporary BREAKFAST KITCHEN with central island feature and arched windows, you will be wowed by the alluring, solid wood vaulted ceiling of the DINING/FAMILY area, created for the culinary member of the family, just perfect for entertaining family and friends

There are FOUR generously proportioned DOUBLE BEDROOMS, two with contemporary EN SUITE shower rooms and the MASTER BEDROOM incorporates a DRESSING ROOM

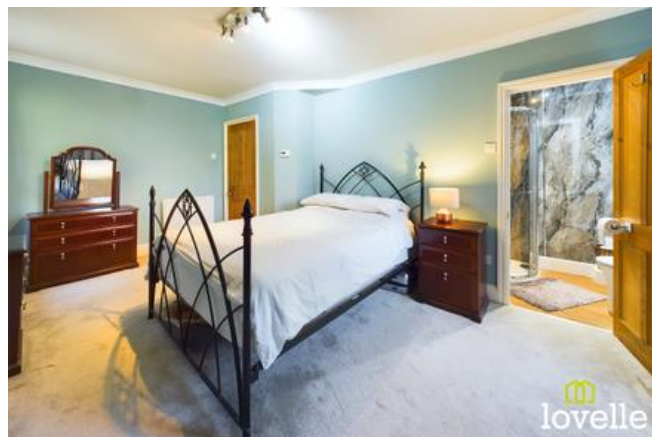
Outside the enchanting GARDEN has paved walkways and raised planters with an array of colourful plantings, herbs and shrubbery.

There is an extended GARAGE/WORKSHOP, an excellent addition to any home. It gives you a place to park your cars and provides outside storage/hobby space.

We invite you to view and be whisked away by all this wonderful home has to offer, call our office today!

Location

The property is situated in this sought after residential location of the village of Cottingham, which lies approximately five miles to the north west of the centre of the City of Hull and it is one of the most exclusive residential villages in the area. Good road connections are available to the Humber Bridge, the historic town of Beverley and the region's motorway network. There is a direct train service to London, as well as Hull, Beverley and the East Coast. There is a good choice of well regarded schools, shops and restaurants, as well as the added advantage of three private golf clubs within a three mile radius of each other.





PARTICULARS OF SALE

Entrance & Hallway

Solid wood entrance door opens to the hallway with parquet flooring and an elegant staircase swirling up to the first floor.

Lounge

5.47m x 4.32m (17'11" x 14'2")

A comfortable lounge with feature log burning stove, lovely to cosy up to on those cold winter evenings. Radiator and walk in bay window to the side elevation, second window providing dual aspect.

Sitting Room/ Snug

5.47m x 2.51m (17'11" x 8'2")

A cosy room to sit and relax with feature fireplace, radiator and two windows.

Ground Floor Bathroom

2.43m x 1.97m (8'0" x 6'6")

Recently updated the family bathroom has feature wall covering providing a vibrant backdrop. Fitted with a three piece suite to include P shape bathtub with overhead shower and glazed screen, pedestal wash basin and low level W.C.

Open Plan Breakfast kitchen & Dining Area

11.34m x 3.51m (37'2" x 11'6")

At the heart of this wonderful home is the fabulous breakfast kitchen, well designed for the culinary member of the household. Fitted with an impressive range of units and integrated appliances, central island feature, a Range style cooker. Open to the dining area with solid oak vaulted ceiling, creating a wonderful room for entertaining family and friends.

Boot Room & Utility

1.8m x 1.37m (5'11" x 4'6")

Utility (1.82m x 2.15m) The boot room has useful storage space and a door opening to the utility with plumbing for automatic washing machine and space for electric dryer.

Master Bedroom One

3.91m x 3.84m (12'10" x 12'7")

Dressing Room (3.90m x 1.66m) A sizeable double bedroom with two sash windows and radiator. Open to the dressing area with useful storage and hanging rails.

En Suite Master

2.13m x 2.02m (7'0" x 6'7")

Recently updated with walk in shower cubicle and attractive PVC panelling. Vanity wash basin and low level W.C. Obscure window, laminate flooring and radiator.

Bedroom Two

5.55m x 3.3m (18'2" x 10'10")

A double bedroom with two windows and a door opening to the En Suite

En Suite Bed Two

1.98m x 1.23m (6'6" x 4'0")

Recently updated with attractive PVC wall panelling, walk in shower cubicle, with overhead shower and screen. Low level W.C. and vanity wash basin. Laminate flooring and radiator.



Bedroom Three

2.86m x 2.81m (9'5" x 9'2")

A double bedroom currently used as the home office/ study with sash window and radiator.

Bedroom Four

3.82m x 2.86m (12'6" x 9'5")

A double bedroom with sash window and radiator.

Gardens

The enchanting garden has decorative pebbled walkways with raised planters and water feature. Surrounded with an array of colourful plantings, fruit trees, herbs and shrubbery. A lovely outdoor space for all to enjoy.

Garage & Workshop

10.97m x 3.31m (36'0" x 10'11")

Timber gated access to the extended garage/workshop with power and light supplied.

TENURE

The tenure of this property is Freehold

LOCAL AUTHORITY

Council tax band: D

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



FLOOR PLANS



Approximate total area⁽¹⁾
 224.19 m²
 2413.19 ft²

Reduced headroom
 1.97 m²
 21.25 ft²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

