



Newgate Street, Cottingham, East Riding of Yorkshire
Offers in excess of £650,000





KEY FEATURES

- Rare opportunity
- Large detached house
- Traditional features
- Large reception rooms
- Five bedrooms
- Large private south facing garden
- Central location
- High specification
- Large driveway
- Three bathrooms
- EPC rating E



DESCRIPTION

Opulence and period features are in abundance throughout this glorious house and present from the moment you step through the stained-glass entrance door, into the grand reception hall.

From the polished porcelain floor, your eyes are drawn up past the traditional timber plate rack and up to the decorative plasterwork adorning the ceiling.

The gallery staircase sweeps you up to a mid-landing and past a beautifully restored, stained-glass window which faces east, flooding the hallway and the vast first-floor bedroom corridor in glorious, technicoloured morning sunshine.

At the foot of the staircase and to the left is a wonderful office, bursting with period features including double-aspect windows and oak herringbone flooring. A conveniently placed and well-proportioned W.C. can be found under the sweeping staircase.

Carefully selected and fully restored cast-iron radiators feature throughout the property, with some originating from Hull's Maritime Museum. These striking period pieces provide not only efficient heating but also add to the home's rich character and charm.

The drawing room is an impressive Edwardian masterpiece, where one can entertain comfortably in either a casual or decadent style.

A large entertaining kitchen provides all the modern conveniences. A vast polished stone work surface, Range cooker, and breakfast bar are just the beginning of the impressive features found in this room.

A generous lobby leads to a ground-floor shower room and a large pantry-cum-laundry room, equipped with additional appliances to support the practical needs of a family home.

The whole family can relax together in the vast, open-plan living room that flows seamlessly from the kitchen. The period fireplace, traditional timber architraves, elegant skirting, and eye-widening plaster mouldings to the ceiling all sit beautifully juxtaposed with the en-vogue colour palette. All of this creates a relaxing yet inspiring parlour, flooded with natural daylight from the south-facing bay window.

Step into the sun room and you are greeted by the warmth of the natural stone floor and an array of windows offering views across the terrace and rolling lawn. This south-facing room is a spectacular entertaining area or a peaceful place to unwind in the summer sunshine.

Out into the large south-facing garden, you step onto a full-width raised terrace. It is flanked on the east side by the kitchen garden wall of the adjacent Georgian manor house, and to the west by a mature hedge, providing privacy from all around. This sun-drenched garden boasts a generous lawn, a variety of native tree species—both established and newly planted—and sweeping, well-established herbaceous borders.

To the first floor you will find the principal suite, a guest bedroom, three further bedrooms and a family bathroom.

The principal suite is of grand proportion, filled with natural light from dual windows to the rear elevation, overlooking the private south-facing garden. This room benefits from air conditioning and an en suite featuring a four-piece suite.

The guest room is a spacious double bedroom with dual windows overlooking the secluded rear garden. It features a private W.C. and a large storage cupboard.

Three further bedrooms are located to the front elevation, providing accommodation for the whole family. Two are doubles and one is a generous single. These rooms are served by a large family bathroom featuring a four-piece suite.



PARTICULARS OF SALE

Hallway

2.44m x 3.68m (8'0" x 12'1")

Enter into the grand and opulent hallway and your eyes are instantly drawn to the decorative cornicing, ceiling plasterwork and plate rail. The entrance hall provides access to ground floor reception rooms, guest WC and staircase leading to the first floor.

Drawing Room

4.15m x 4.23m (13'7" x 13'11")

A large drawing room filled with natural light from the large rear bay window overlooking the private south facing rear garden. This room features wood flooring, an ornate fireplace, cast iron radiator, plate rail, architraves and decorative plasterwork.

Living Room

5.52m x 5.88m (18'1" x 19'4")

Accessed via a door from the hallway or opening from the kitchen is the living room. Herringbone flooring flows from the kitchen providing continuity for open plan living. A rear bay window offers views to the private south facing rear garden. This room features decorative ceiling moulding, cornicing, dual dado rail, ornate fireplace, cast iron radiator and architraves.

Sunroom

4.66m x 3.63m (15'4" x 11'11")

The sunroom looks onto the private south facing rear garden. Windows fill the room with light with double doors opening onto the patio area. This room is air conditioned with brick flooring.

Kitchen

5.69m x 3.75m (18'8" x 12'4")

A large stylish family kitchen featuring white units and white worktops with contrasting black tiling to splash areas. Light flows from the dual windows to the front elevation and opening into the living room. A herringbone floor flows throughout the kitchen and living room. The kitchen also benefits from decorative coving, plate rail, cast iron radiator and architraves.

Office

3.14m x 3.05m (10'4" x 10'0")

A contemporary office with window to the front elevation. Featuring herringbone wood floor, plate rail and cast iron radiator.

Utility Room

3.05m x 2.69m (10'0" x 8'10")

Featuring terracotta tiles to the floor and traditional pulley clothes airer. Half tiling to walls, black counter worktop with stainless steel sink. Space for white goods and storage.

Bathroom

1.8m x 2.09m (5'11" x 6'11")

Featuring a three piece suite comprising of walk in shower, hand basin and low flush WC.

Landing

6.24m x 2.12m (20'6" x 7'0")

A large gallery landing providing access to the bedrooms and family bathroom. Storage cupboard also housing hot water tank.

Bedroom

5.14m x 4.26m (16'11" x 14'0")

A large double bedroom with dual windows to the rear elevation flooding the room with natural light. This room is able large enough for a full bedroom suite without comprising on space. Access to the en suite. This room benefits from air conditioning.

Bathroom

3.74m x 1.25m (12'4" x 4'1")

The en suite is fully tiled in white and features a four piece suite comprising of shower cubicle, hand basin, low flush WC and bidet. The en suite also has a white heated towel rail.

Bedroom

3.45m x 4.24m (11'4" x 13'11")

A generous double bedroom with dual windows to the rear elevation allowing natural light to fill the room. Access to WC. Walk in storage cupboard.

WC

1.05m x 2.03m (3'5" x 6'8")

Featuring a low flush WC and hand basin, perfect for family or guests.

Bedroom

4.45m x 3.62m (14'7" x 11'11")

A generous double bedroom with window to the front elevation.

Bedroom

A double bedroom with window to the front elevation.

Bedroom

2.46m x 3.11m (8'1" x 10'2")

A single bedroom with window to the front elevation.

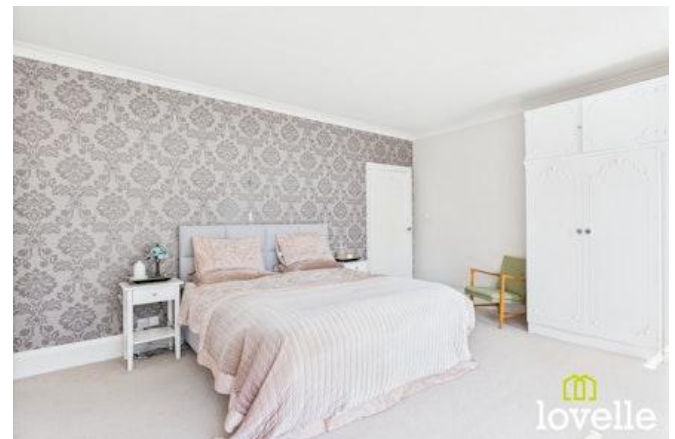
Bathroom

3.02m x 2.47m (9'11" x 8'1")

A large family bathroom featuring a four piece suite comprising of bath with shower over, hand basin, low flush WC and bidet.

Outside

To the front of the property is a large gravelled driveway providing off street parking for several vehicles. To the side of the property is a brick paved area suitable for storage. To the rear of the property is a large south facing private garden featuring a raised patio area. Steps lead down into the garden that is mainly laid to lawn with a range of established trees, planting and bushes.



TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: F

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

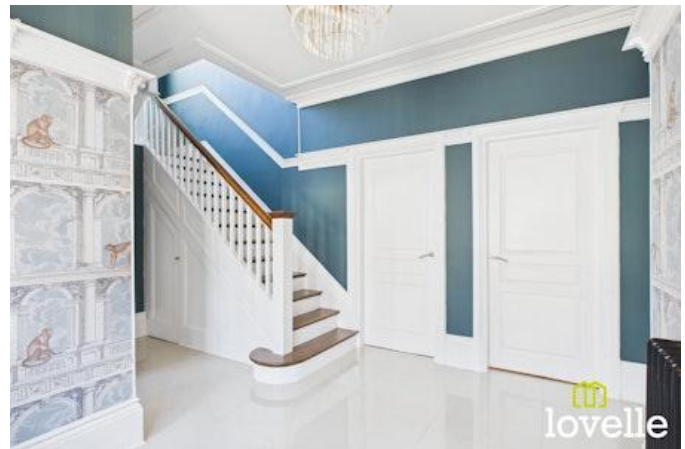
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A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0



Floor 1



Approximate total area⁽¹⁾

224.9 m²

2422 ft²

Reduced headroom

1.1 m²

12 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.

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