



QUICK & CLARKE
The Property Specialists

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Pear Tree Cottage, 8 Church Street, North Cave HU15 2LW
£780,000

- Beautiful stone cottage
- Five bedrooms / three bathrooms
- Three reception rooms
- Large mature attractive plot
- Stunning homely and characterful interior
- Council tax band F
- EPC rating D

Definitely one of the most stunning, homely and characterful properties Quick & Clarke have marketed for a number of years. Having been extended, remodelled and updated over time, this much loved family house is the very essence of a "chocolate box" stone cottage.

Offering flexibility of layout and with three reception rooms, a fabulous living dining kitchen with Aga, five bedrooms, and three bathrooms, the property is situated on a beautiful, established plot surrounded by attractive gardens.

LOCATION

The property is located on the eastern side of North Cave close to the historic church and playing fields. North Cave is a popular location due to the ease of access to the motorway and lying close to the amenities of South Cave and Brough. The village offers a number of amenities which includes public house, church, mini mart, post office and primary school. The property also sits in the catchment area for the highly regarded South Hunsley secondary school.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

14'6 x 7'9 (4.42m x 2.36m)

Exterior oak porch with matching oak door and glazed panel above. Bespoke, characterful, curved oak staircase to the first floor accommodation, solid oak flooring and beams to the ceiling.

SITTING ROOM

15'7 x 14'11 max (4.75m x 4.55m max)

A very homely room with a wide inglenook fireplace housing a multifuel stove on a stone hearth with matching surround. Windows to three aspects and beams to the ceiling.

DINING ROOM

15'4 x 13'1 (4.67m x 3.99m)

A further wood burning stove set in a stone surround, oak floors and windows to both the front and rear aspects.

DAY ROOM

14'5 x 12'10 (4.39m x 3.91m)

A wonderful extension to the rear of the house with windows to three aspects and French doors leading out into the rear garden. Mounting on the wall for a television.

LIVING DINING KITCHEN

20'4 x 14'3 (6.20m x 4.34m)

A fabulous country style kitchen with an extensive range of oak fronted wall and base storage units with complementary granite worksurfaces and ceramic tiled splashbacks. Four ring induction hob with extractor over, integrated oven and black enamelled Aga. Inset stainless steel 1 1/2 bowl sink and drainer, integrated larder fridge unit and dishwasher. Quarry tiled floor, beams to the ceiling, two windows to the front elevation and two sets of French doors leading out onto the rear garden.

LOBBY

8'8 x 3'5 (2.64m x 1.04m)

Oak farmhouse door with glass panel opening out onto the rear garden, quarry tiled floor.

UTILITY ROOM

9'4 x 4'8 (2.84m x 1.42m)

White gloss storage units, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, quarry tiled floor and an integral door leading through into the garage.

WC

7'11 x 5' (2.41m x 1.52m)

Low level WC, wall-hung hand wash basin, quarry tiled floor and window to the front elevation.

FIRST FLOOR

LANDING

Windows to the front elevation.

BEDROOM 1

14'6 x 13' (4.42m x 3.96m)

A recent addition to the rear of the property with a vaulted ceiling and beams, French doors opening out onto a balcony which overlooks the rear garden. Built-in wardrobe, two skylights to the ceiling and two characterful low level windows, one to either side.

EN-SUITE SHOWER ROOM

7'1 x 4'9 (2.16m x 1.45m)

A stunning and attractive shower room with a wide walk-in shower, close coupled WC and vanity wash basin. Fully tiled walls and floor, chrome heated towel rail and wall-mounted mirror with inset light.

BEDROOM 2

14'1 x 14'3 max (4.29m x 4.34m max)

Built-in wardrobes, windows to both front and rear aspects.

EN-SUITE SHOWER ROOM

8'1 x 3'10 (2.46m x 1.17m)

Modern shower cubicle, vanity unit with semi-recessed wash basin and back to the unit WC.

BEDROOM 3

16'10 x 12'6 (5.13m x 3.81m)

An extensive range of fitted wardrobes, windows to both the front and rear aspects. Concealed within one of the wardrobes are steps providing access to the loft which is extensively boarded for storage with electric light.

BEDROOM 4

11'7 x 10'4 (3.53m x 3.15m)

Built-in wardrobe and window to the rear elevation.

BEDROOM 5 / STUDY

8'10 x 7'2 (2.69m x 2.18m)

Oak style laminate flooring and window to the rear elevation.

FAMILY BATHROOM

8'9 x 8' (2.67m x 2.44m)

A modern four piece suite comprising close coupled WC, vanity wash basin, panelled bath with central taps and shower in separate cubicle. Partially tiled walls with matching tiled floor, chrome heated towel rail and window to the rear elevation.

OUTSIDE

The property is situated on a generous sized and attractive plot with a mature hedge forming the front boundary which offers a good level of privacy to the front of the house. Behind the hedge is a wide area of lawn with a number of mature trees.

A gravel driveway is accessed through a timber vehicular gate and leads to the front of the property and provides ample parking for several cars. There is also shared access on the eastern side of the property which leads up to double electric timber vehicular gates which provide access to a further area of gravelled parking in front of the garage. Please note that the current owners have planning approval for extensions to both the eastern and western sides of the house which would include the addition of a further garage.

The rear garden is generously sized with a gravelled seating area immediately adjacent to the kitchen which leads out onto an extensive area of lawn. A high hedged perimeter provides for a good level of privacy and mature trees in the neighbouring gardens provide a fabulous backdrop to the property.

GARAGE

20'2 x 11'9 (6.15m x 3.58m)

Double timber doors opening onto the driveway which is within the rear garden, light and power laid on, two windows to the side elevation, wall-mounted Ideal Standard boiler which is approximately two years old with the balance of a ten year warranty.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band F.

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

While every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metropix C2023