



**QUICK & CLARKE**  
The Property Specialists

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**Elm Cottage, 5 Little Storkhill Meadow, Tickton HU17 9RS**  
**Offers Over £499,950**

- Luxurious individual residence
- Option to purchase up to 4 acres of paddock land
- Over 2,100 square feet
- 4 bedrooms, 2 en-suites plus family bathroom
- Excellent school catchment area
- Highly regarded local developer
- Gardens & parking
- Don't miss the chance to make Elm Cottage your home!

A luxurious, detached residence forming part of this small development of high quality housing located on the outskirts of Beverley, and constructed by highly regarded local firm A & S Homes who have a growing reputation for providing high quality housing in the East Riding.

Elm Cottage is extremely well designed to suit modern day family living, and extends to in excess of 2,100 square feet. There is the option to purchase up to 4 acres of paddock land adjoining the main residence by separate negotiation.

The spacious accommodation is light and airy throughout, offering versatile accommodation for families or those working from home, and can only be fully appreciated by undertaking a viewing.

This really is an outstanding residence that offers everything a family could wish for, and importantly is located within the school catchment areas for Beverley High School for girls and Beverley Grammar School for boys.

#### LOCATION

The popular village of Tickton offers excellent facilities including a shop, public house, primary school, hairdressers, and leisure amenities. The village itself is located to the east of the historic market town of Beverley which enjoys a fine cultural heritage, plenty of shopping opportunities and is famous for its racecourse and Minster.

#### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

Timber effect flooring with underfloor heating and understairs storage cupboard.

##### CLOAKROOM

Pedestal wash basin, low level w.c., timber effect flooring with underfloor heating and PVCu sealed unit double glazed window.

##### LIVING ROOM

20'5" x 13' (6.22m x 3.96m)  
Herringbone timber effect floor with underfloor heating and PVCu sealed unit double glazing to three elevations including French doors to garden.

##### SITTING ROOM

12'5" x 10' (3.78m x 3.05m)  
Timber effect flooring with underfloor heating and PVCu sealed unit double glazed windows to two elevations.

##### KITCHEN/DAY ROOM

21'9" x 15'3" (6.63m x 4.65m)  
An absolutely stunning room incorporating a vaulted ceiling. Having an extensive range of base and eye level units along with centre island with quartz work surface, built-in electric oven and hob, dishwasher and fridge freezer, timber effect floor with underfloor heating, PVCu sealed unit double glazed windows, skylight and bi-fold doors to garden.

##### DINING AREA

12'2" x 10' (3.71m x 3.05m)

##### UTILITY ROOM

10' x 5'7" (3.05m x 1.70m)  
Matching units with quartz work surfaces, full height storage cupboard with water cylinder and gas fired central heating boiler, timber effect flooring with underfloor heating, PVCu sealed unit double glazed window, plumbing for automatic washing machine and door to outside.

#### FIRST FLOOR

##### GALLERIED LANDING

12'8" x 10' (3.86m x 3.05m)  
PVCu sealed unit double glazed windows, built-in cupboard and radiator.

##### MASTER BEDROOM SUITE

13'3" x 20'4" including en-suite (4.04m x 6.20m including en-suite)  
PVCu sealed unit double glazed window to two elevations, walk-in dressing room and two radiators.

##### DRESSING ROOM

10' x 6'2" (3.05m x 1.88m)

##### EN-SUITE

10'8" x 6' (3.25m x 1.83m)  
Oversize monsoon shower with glass partition, twin wash basins with drawers below, low level w.c., PVCu sealed unit double glazed window and chrome towel radiator.

##### BEDROOM 2

16'6" x 10' (5.03m x 3.05m)  
PVCu sealed unit double glazed windows to two elevations and radiator.

##### EN-SUITE

Shower in corner cubicle, low level w.c., pedestal wash basin and chrome towel radiator.

##### BEDROOM 3

12'6" x 10' (3.81m x 3.05m)  
PVCu sealed unit double glazed window and radiator.

##### BEDROOM 4

10' x 9'2" (3.05m x 2.79m)  
PVCu sealed unit double glazed window and radiator.

##### FAMILY BATHROOM

10' x 7' (3.05m x 2.13m)  
Bath in tiled surround with shower in separate tiled cubicle, wash basin with drawers below, low level w.c., chrome towel radiator and PVCu sealed unit double glazed window.

##### OUTSIDE

To the front of the property is a lawned garden with beech hedging and two brick sett car parking spaces. The rear garden is laid mainly to lawn with stone paved seating area and fenced boundary and paddock land adjacent to the site.

##### PADDOCK LAND

There is the option to purchase up to approximately 4 acres of paddock land adjoining the site but this will be by separate negotiation from the main residence.

##### 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 PVCu 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](mailto:beverley@qandc.net)

##### EPC RATING

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



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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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.