



*Fir Trees Cottage, Pinders Yard, North Moor Lane, Cottingham, East*

- 📍 Detached Property
- 📍 Single Storey Accommodation
- 📍 Around 2,500sq. Feet
- 📍 Council Tax Band = E
- 📍 Upto 7 Bedrooms
- 📍 Approx. 1.5 Acre Plot
- 📍 Semi Rural Location
- 📍 Freehold/EPC = D

**£599,950**

## *INTRODUCTION*

Fir Tree Cottage is a truly unique property which stands in a fabulous plot of around 1.5 acres, full of potential and well placed for Cottingham and the surrounding area. The property enjoys a semi rural location being situated adjacent to paddocks, at the eastern fringe of Cottingham, which affords an excellent range of amenities and is well placed for access to Hull City Centre, the historic market town of Beverley, the east coast or towards the A63/M62 motorway network. The property is a conversion of former stables and provides an extensive range of accommodation arranged on a single level which extends to around 2,500sq. feet overall. The layout provides plenty of scope for flexibility of use and could allow up to 7 bedrooms or split living. The rooms are of a particularly generous size throughout, many of which enjoy views across the gardens. Gas fired central heating and uPVC double glazing are installed and the accommodation is depicted on the attached floorplan. The property is approached across a private gravelled driveway which opens to a large forecourt allowing parking for numerous vehicles. There is a tandem length garage. The grounds are predominately laid to grass and extend to front, side and rear elevations. The rear enjoys a southerly aspect and the grounds are bounded by trees which provide much privacy.

## *LOCATION*

The property enjoys a semi rural location being situated to the eastern fringe of Cottingham along North Moor Lane which is accessed via Dunswell Lane. Ideally located, the property is within striking distance of Hull City Centre, the historic market town of Beverley to the north, the east coast within approximately 40 minutes driving time or in a westerly direction to the A63/M62 motorway network. The vibrant village of Cottingham provides an excellent range of shops and general amenities together with recreational facilities. Cottingham is home to numerous properties of distinction and has many attractive street scenes. The village also has its mainline railway station with direct access to London Kings Cross. Schooling for all ages is available, being both state and private.

## *ACCOMMODATION*

Residential entrance door to:

## *ENTRANCE RECEPTION*

A spacious entrance reception.

### *FARMHOUSE STYLE KITCHEN*

21'4" x 17'1" approx (6.50m x 5.21m approx)

Having an extensive range of fitted base and wall mounted units. There is a sink and drainer, 4 ring gas hob with filter hood above, integrated oven, dishwasher and fridge/freezer. This farmhouse style kitchen has a stove to a chimney breast and windows overlook the gardens. Double doors open through to:



### *LOUNGE*

21'8" x 13'10" approx (6.60m x 4.22m approx)

A particularly spacious room with windows to both side and rear elevations looking over the gardens. There is a feature 'Louis' style fireplace with marble hearth and back plate housing a 'living flame' gas fire.



### *BEDROOM 1*

21'9" x 9'2" approx (6.63m x 2.79m approx)  
With fitted wardrobes, dressing table and drawers. Window overlooking the rear garden.



### *BEDROOM 2*

17'9" x 13'1" approx (5.41m x 3.99m approx)  
With window to front elevation.



### *BEDROOM 3*

14'8" x 11'10" approx (4.47m x 3.61m approx)  
With window to side elevation.

### *BEDROOM 4*

11'8" x 10'2" approx (3.56m x 3.10m approx)  
Window to front elevation.

### *BEDROOM 5*

10'2" x 9'8" approx (3.10m x 2.95m approx)

### *UTILITY ROOM/BED 6*

11'2" x 10'4" approx (3.40m x 3.15m approx)  
Currently used as a utility room, this room could easily become a further bedroom. There is a sink and drainer installed and tiling to the floor.

### *GARDEN ROOM/BED 7*

20'4" x 9'3" approx (6.20m x 2.82m approx)

Overlooking the rear garden with double doors leading out to the patio.

### *BATHROOM*

11'9" x 14'0" approx (3.58m x 4.27m approx)

A particularly spacious room with suite comprising central feature spa bath, large shower area, low level W.C. and wash hand basin.



*OUTSIDE*

The property occupies a plot of approximately 1.5 acres which is predominately set to grass. A private entrance opens to a large gravelled driveway and forecourt providing parking for numerous vehicles. There is also a tandem length detached garage. The grounds extend to the front, side and rear elevation which itself enjoys a southerly aspect. The gardens are bounded by trees which provide much privacy.



## *SIDE GARDEN*



## *SERVICES*

Water, electricity and mains gas are connected to the property. Drainage is not mains and is to a septic tank.

## *TENURE*

Freehold

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

## *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

## *AGENTS NOTE*

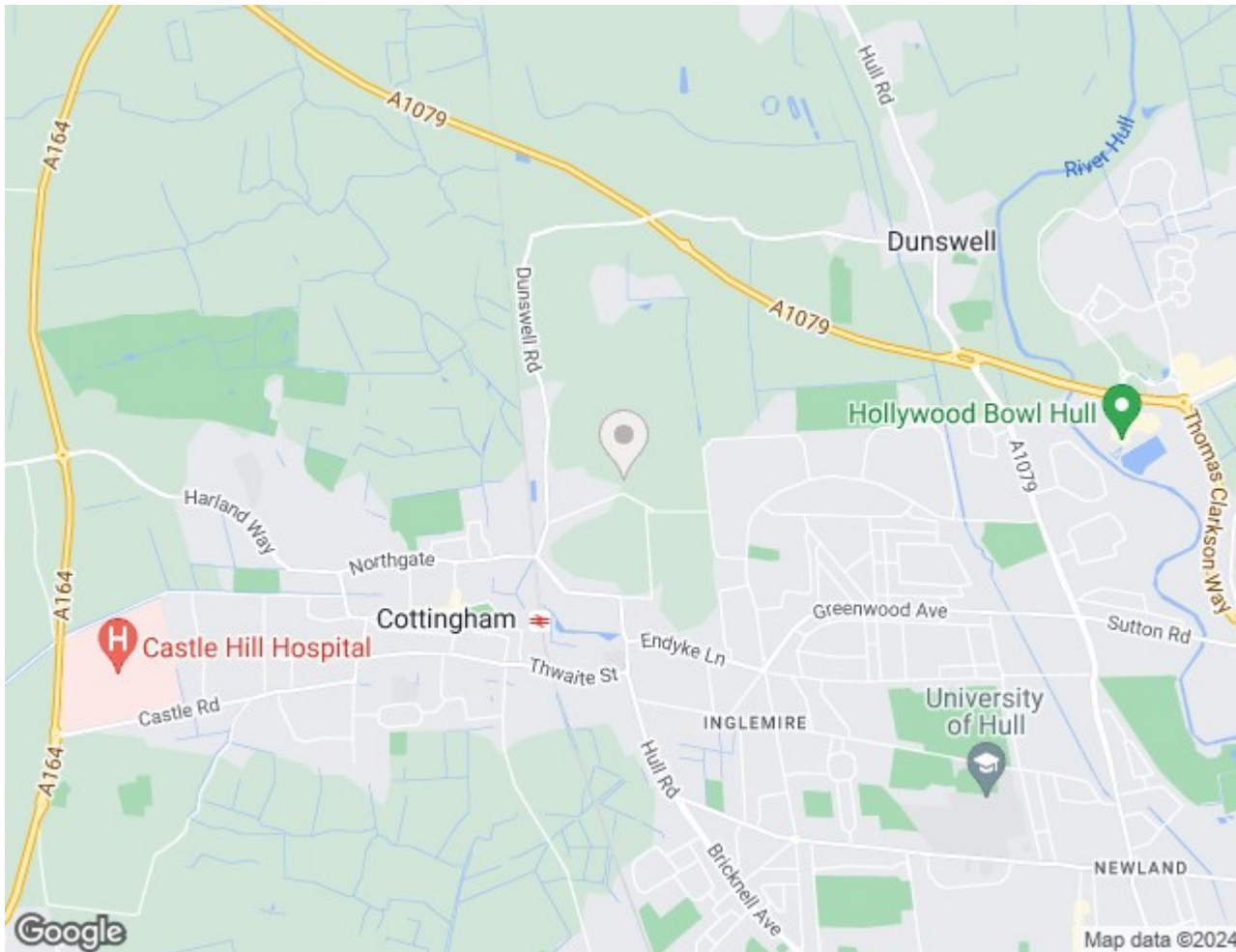
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

### *PHOTOGRAPH DISCLAIMER*

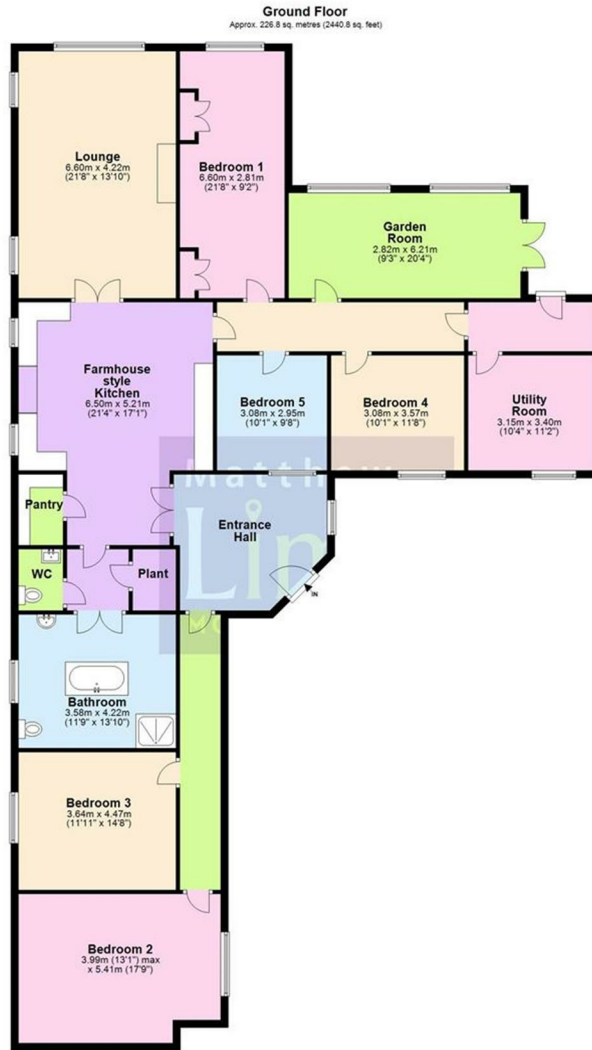
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

### *VALUATION SERVICE*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







Total area: approx. 226.8 sq. metres (2440.8 sq. feet)

