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Matthew
Limb
MOVING HOME



1, Raspberry Cottages, High Hunsley, Cottingham, East Yorkshire, HU20 3UR

- 📍 Stunning Country Cottage
- 📍 Beautiful Views
- 📍 Comprehensively Renovated
- 📍 Council Tax Band = B
- 📍 3 Bedrooms
- 📍 Approx. 1/4 Acre Plot
- 📍 Garage, Garden Room & Garden Pod
- 📍 Freehold/EPC = C

£365,000

INTRODUCTION

Looking for a country cottage with beautiful views yet being conveniently located, then arrange your viewing now! This extended three bedroom semi-detached Victorian cottage stands in a particularly picturesque rural hamlet of High Hunsley, close to local amenities. Situated in approximately a quarter acre plot with gardens to three sides and enviable views over open countryside. Having recently been renovated by the current owners, this family accommodation consists of an entrance hall, lounge and open plan dining room with kitchen extension, making it a perfect space for entertaining. The first floor consists of three spacious double bedrooms and a family bathroom. The newly installed air source heat pump & additional insulation both in the walls and loft space allows for excellent energy efficiency. Externally, a 5-bar gated entrance opens to the driveway, which allows parking for several cars, giving access to the detached single garage. The generous gardens are laid to lawn with wildflower areas, fruit trees and a vegetable area. There is also a Glamping Pod, hot tub area, multiple patio areas, and a separate insulated brick garden room at the top of the garden.

LOCATION

Good road links to the M62 motorway and the A63, City of Hull. Less than 2 miles from the nearest village of Little Weighton with a Post Office & shop, Pub, Hairdressers, Garage, Primary School & bus route to Beverley & Cottingham.

South Cave & Walkington: 4 miles

Cottingham & Beverley: 6.5 miles

Brough: 6 miles

Market Weighton: 8 miles

Pocklington: 16 miles

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

Composite front door leads into the entrance hall with tiled floor. Space for a piano.

CLOAKROOM

Comprising of low-level WC and vanity sink unit with a tiled floor.

LOUNGE

14'0" x 12'0" approx (4.27m x 3.66m approx)

A superbly presented room to the front of the property with a beautiful limestone fire surround housing a multi fuel burner and views over open fields.



OPEN PLAN DINING KITCHEN

22'0" x 16'8" approx (6.71m x 5.08m approx)

A fabulous space overlooking the rear of the property with an external access door opening onto the rear patio area and garden. Having an excellent range of elegant neutral coloured floor & wall units with complimentary work surfaces incorporating integrated split level double oven, ceramic hob with extractor over, and space for American style fridge freezer. There is a one and a half sink and drainer unit with mixer tap, tiled flooring, windows to both side and rear elevations. From the dining area there is access to an understairs pantry and a separate utility room.



UTILITY ROOM

With tiled floor, window to side elevation, housing the air flow boiler hot water tank and plumbing and space for a washing machine.

FIRST FLOOR

LANDING

Access to roof void via a pull down loft ladder. Window to side elevation.

MASTER BEDROOM

14'0"11'10" approx (4.27m3.61m approx)

A superbly presented spacious room to the front of the property with stunning open views & the original cast iron Victorian fireplace.





BEDROOM 2

19'4" x 10'1" approx (5.89m x 3.07m approx)

A double room, extended from the original footprint to create a sleeping area and study area/dressing area featuring the original cast iron Victorian fireplace.



BEDROOM 3

13'8" x 7'5" approx (4.17m x 2.26m approx)
With window to rear providing attractive country views.



BATHROOM

A modern suite comprising bath with shower over and screen with tiling to walls, fitted furniture with inset wash hand basin and concealed flush W.C..



OUTSIDE

This country cottage is surrounded by fields and enjoys far reaching views across adjacent farmland. A farmhouse style swing gate opens to the driveway which provides generous parking and access to the garage. The gardens are predominantly lawned and wrap around the house to front, side and rear elevations. The overall plot extends to around a 1/4 of an acre. The lawned gardens are complimented by patio areas and are bounded by hedges to the perimeter. There is also a vegetable area.



GARAGE

18'10" x 10'0" approx (5.74m x 3.05m approx)

Of block construction with a roller access door. There is also power and light supply installed with Velux window.

GLAMPING POD

13'0" x 8'3" approx (3.96m x 2.51m approx)

(Internal) Insulated with power and light supply installed.



GARDEN ROOM

11'8" x 11'8" approx (3.56m x 3.56m approx)
Insulated and with power, light and water installed. There are a run of kitchen units with integrated oven, sink and drainer with mixer tap. There are windows to three elevations with one being a large picture window that provides fabulous views across adjoining farmland. Ideal as a private, quiet area away from the main house which can also be used as a home office.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. 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

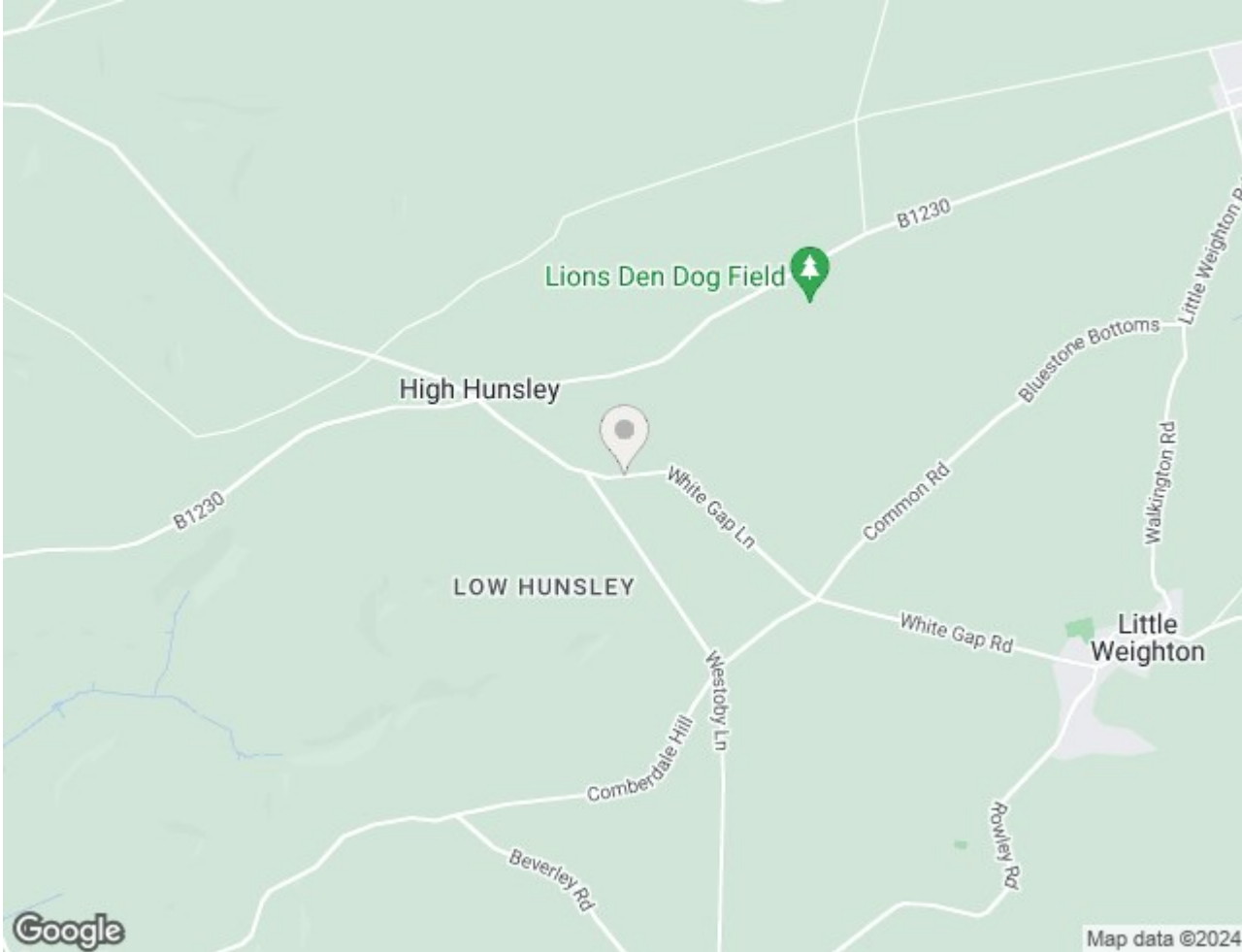
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.



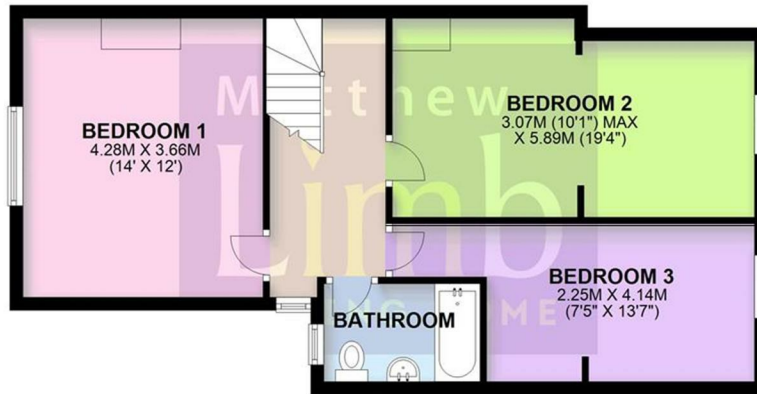
GROUND FLOOR

APPROX. 57.6 SQ. METRES (619.6 SQ. FEET)



FIRST FLOOR

APPROX. 55.4 SQ. METRES (596.0 SQ. FEET)



TOTAL AREA: APPROX. 112.9 SQ. METRES (1215.5 SQ. FEET)
1 RASPBERRY COTTAGES

