



Back Lane, Burton Pidsea, HU12

**Guide Price** £450,000

Council Tax Band F



## Not thinking of moving, maybe you are now!

A quintessential English country cottage that we as agents have admired from a far for decades. If you're looking for your locally admired dream retreat, then Keldy Cottage will be it.

Believed to have been a number of cottages knocked into one and extended to the rear, it's expansive and versatile, offering over 2350sqft of accommodation overlooking open fields, on a private plot approaching 1/4 acre.

Beamed ceilings, open fires, 4 double bedrooms, 5 reception rooms, kitchen, utility, 2 bathrooms, it is gorgeous.

It needs work. It's dated but as a project, it's easy to see what it will become, a dream home. The ground floor offers numerous living and dining areas, utility, cloakroom and office, all accessed from the entrance hallway. The first floor landing extends to 26ft with 4 double bedrooms, the main annexed with a dressing area and ensuite. Gas central heating and majority double glazing are throughout.

The cottage overlooks open farmland to the front and has 2 driveways plus garaging and an outbuilding. The rear is largely lawned with a high degree of privacy afforded by the mature borders and hedging.

Moreover the cottage is relatively chain free, a factor we'll discuss on viewing, as well as the septic tank.

COUNCIL TAX BAND F. EPC INSTRUCTED.

- Idyllic Country Cottage Overlooking Fields
- Extensive Private and Secluded Plot
- Four Double Bedrooms
- Versatile Living Space Throughout
- Two Driveways and Garage
- Needs Upgrading but will be a Dream Home

## Rooms

## Directions



## Agents Note







Ground Floor



Floor 1

Approximate total area<sup>01</sup>  
2376.75 ft<sup>2</sup>  
220.81 m<sup>2</sup>

Reduced headroom  
69.97 ft<sup>2</sup>  
6.5 m<sup>2</sup>

Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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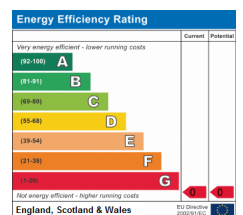
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