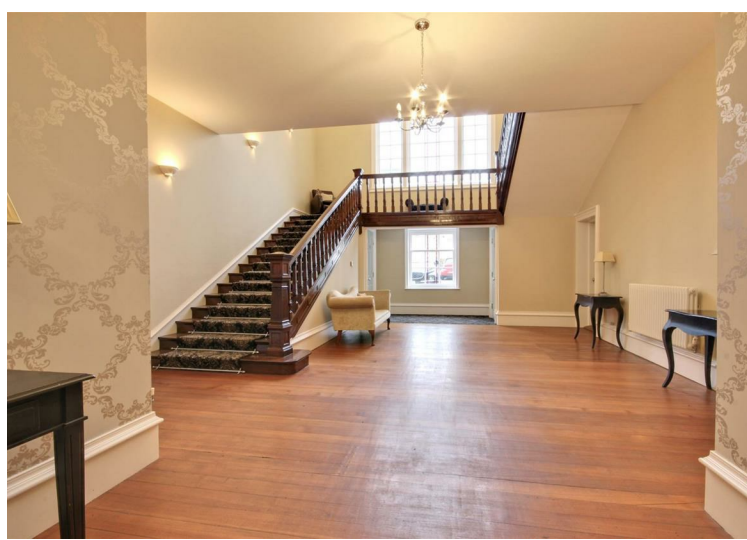


**QUICK & CLARKE**  
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**Raywell House Riplingham Road, Cottingham HU16 5WG**  
**£220,000**

- Luxury second floor penthouse
- No forward chain - Viewing essential
- Forming part of a Grade II Listed building
- Stunning communal grounds and internal areas
- Two bedrooms, two bathrooms
- Lounge with dual aspect
- Bespoke dining kitchen with French doors to balcony
- Sweeping communal gardens
- Residents parking to the rear
- Council tax band D. EPC rating D.

Raywell House is a magnificent manor house, originally built in 1803. It was designed by Marmaduke Pycok of Wakefield for Mr Daniel Sykes who was the local MP for Hull and Beverley. The manor house itself was converted in 2007 into luxury apartments and the extensive grounds now contain luxury holiday lodges and a small bistro. The beautiful house overlooks superb gardens and countryside, making this such a great location.

This second floor penthouse offers bespoke living at its very best! The apartment enjoys oil central heating and in brief has welcoming hallway, lounge with dual aspect over the grounds, bespoke dining kitchen with a host of built-in appliances and French doors opening onto the balcony terrace, utility room, two bedrooms and two bathrooms. On entering Raywell House there is a luxurious and well-maintained communal entrance hall with sweeping staircase leading to the first floor. Both the ground floor and first floor fire doors provide access up to Apartment 9.

The communal gardens encase the property and provide great outdoor space overlooking open countryside to the front. There is a non-allocated residents car park to the rear which operates on a first come first served basis. Offered for sale with no forward chain, the apartment now awaits its new owners to fully embrace living in one of the finest locations in the area. We highly recommend an internal viewing to fully appreciate the wealth, style and position that this truly unique apartment has to offer.

#### LOCATION

Located on Riplingham Road, there are remote control electric gates which give access into the grounds. There is a small bistro within walking distance of Raywell House which offers refreshments, and the property is ideally located for commutability into Cottingham and Beverley.

Cottingham wears the proud title of Europe's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers College.

#### THE ACCOMMODATION COMPRISES

##### COMMUNAL ENTRANCE HALL

Doors lead into the communal entrance hall with secured entry leading into the apartments. Stunning polished solid wood floors and a sweeping mahogany spindled staircase leading to the first floor accommodation with picture window. There is a fire door on the ground floor and first floor which provides direct access up to Apartment 9.

##### APARTMENT HALLWAY

There is a small entrance lobby and entrance hallway with stunning oak flooring flowing throughout and access to a loft area, along with a useful storage cupboard.

##### LOUNGE

18'1 x 12'1 plus doorwell (5.51m x 3.68m plus doorwell) Enjoying a dual aspect with stunning sash windows, oak flooring surrounding a central carpeted area and TV aerial point.

##### DINING KITCHEN

14'10 x 9'8 (4.52m x 2.95m) Sealed unit double glazed French doors and side windows open out onto a beautifully decked large terrace area providing great outdoor space, having walled surround and wrought iron fencing.

The kitchen area has an extensive range of bespoke hand crafted ivory fronted base and wall units with granite worksurfaces and uplifts along with tiled splashbacks. Ceramic hob with stainless steel chimney extractor and stainless steel double electric fan oven. Integrated fridge freezer and dishwasher. The dining kitchen is beautifully finished with Italian style floor tiles flowing throughout.

##### UTILITY ROOM

Sash window to the rear elevation, space and plumbing for washing machine and space for tumble dryer.

##### BEDROOM 1

14'2 x 13'7 (4.32m x 4.14m) Sash window to the rear elevation overlooking the courtyard and car park. There are fitted wardrobes incorporating sliding mirrored fronts providing hanging and storage facilities and recessed shelving to alcove. Beautifully oak flooring surrounding the central carpet and door leading into the en-suite.

##### EN-SUITE

Fully tiled with Italian style tiles with chrome border, integral wrap around mirror, chrome faced shaver socket, large independent shower cubicle with thermostat shower, pedestal wash basin and low level WC.

##### BEDROOM 2

11'4 x 11' (3.45m x 3.35m) Sash window to the rear elevation overlooking the stunning communal gardens and countryside, fitted wardrobes provide hanging and storage facilities.

##### FAMILY BATHROOM

Three piece suite in white enjoys panelled bath with thermostat shower over and shower screen, pedestal wash basin and low level WC. All beautifully complemented with Italian style tiling, large integral wrap around mirror, chrome faced shaver socket, extractor and radiator.

#### EXTERNAL

The property enjoys sweeping grounds which are lawned and maintained under the maintenance agreement. There is a gravelled area to the front which does not permit parking but does allow drop off/pick up.

The rear enclosed car park provides parking for residents on a first come first served basis.

#### SERVICES

Mains water, drainage and electric are available or connected to the property.

#### CENTRAL HEATING

The property benefits from an oil fired central heating system.

#### TENURE

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

Lease 125 Years from 2007, just over 107 yrs left. Service charge £255 pcm. Sinking fund £30 pcm. Ground rent £100 p/a. Oil charge - fluctuates depending on market price. Each apartment owns a share of the freehold.

#### VIEWING

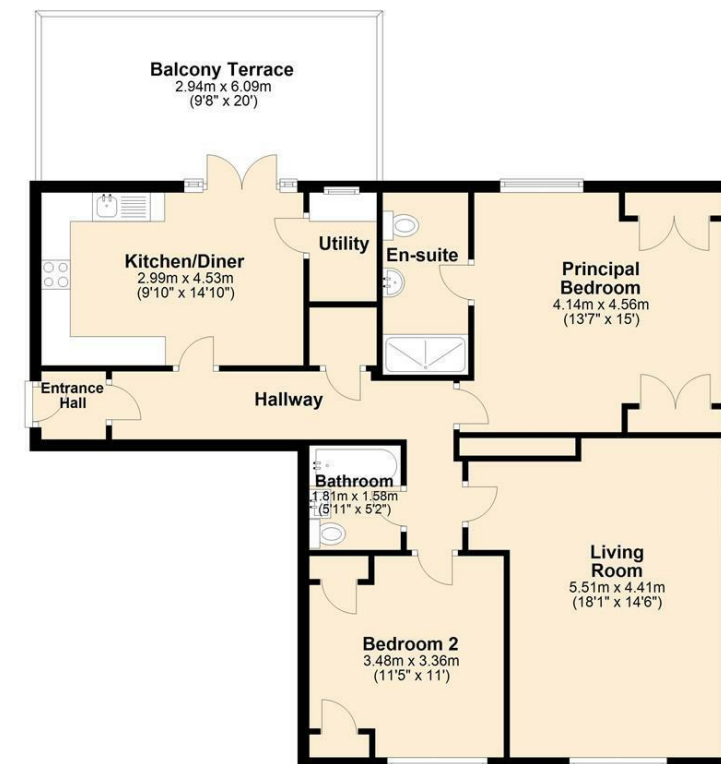
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

#### 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 Cottingham office on 01482 844444 or email [cottingham@qandc.net](mailto:cottingham@qandc.net)



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. 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.