



**QUICK & CLARKE**  
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**99 Finkle Street, Cottingham HU16 4AU**  
**Offers Over £650,000**

- Imposing detached Victorian house
- In excess of 2,400 square feet
- Four sumptuous reception rooms
- Bespoke living dining kitchen
- Barn conversion with bedroom, living dining kitchen & bathroom
- Four double bedrooms with a 5th bedroom in the barn
- Two bespoke bathrooms
- South facing garden with barn conversion
- Double garage and ample parking
- Council tax: E, EPC: D

Located in the heart of the village, Orchard House can only be described as one of the most beautiful, outstanding Victorian houses seen in the area. Built circa 1901 and having been extensively and empathetically refurbished, the property offers an abundance of superb period features with opulent modern touches, making this such a stunning family home.

With in excess of 2,400 square feet, the property boasts four sumptuous reception rooms, entrance hall, reception hall, bespoke living dining kitchen, utility and downstairs WC. To the first floor there are four double bedrooms and two bespoke bathrooms. Beyond the driveway gates there is a double open aspect garage and parking for several vehicles, leading down to a vast south facing lawned garden with several seating areas complemented by a superb walled boundary.

At the head of the garden is a barn conversion which will require completion, but has been transformed to incorporate a newly fitted kitchen, potential bedroom and bathroom areas, and a log burner to the living dining kitchen area. This will provide the new owner with the ability to adapt the specification to their own requirements. Offering potential for independent living for family, possible Airbnb (subject to permission) or indeed working from home; the potential is endless.

This fine property now awaits its new family and a viewing is highly recommended.

## LOCATION

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.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE PORCH

Double doors lead into an entrance porch with tiled floor. A wooden door with stained glass leaded windows to the side leads into the entrance hallway.

#### ENTRANCE HALLWAY

Having feature tiled flooring, staircase leading to the first floor accommodation.

#### LOUNGE

14'2 into bay decreasing to 11'8 x 12'1 (4.32m into bay decreasing to 3.56m x 3.68m) Wooden walk-in bay window to the front elevation with sash windows. Beautiful marble fireplace with open fire, TV aerial point, picture rail, deep skirting boards and period coving to ceiling.

#### DAY ROOM

15'7 into bay decreasing to 13'5 x 12'2 (4.75m into bay decreasing to 4.09m x 3.71m) Wooden walk-in bay window to the front elevation with sash windows. Period marble fire surround incorporating a log burner with ornate tiled hearth, recessed shelving with double unit below and TV aerial point. Deep skirting boards, period coving and picture rail.

#### STUDY

14'1 x 11' (4.29m x 3.35m) Attractive wood flooring, pine fire surround with iron open grate fire and ornate tiled back. Opening to:

#### DINING ROOM

14'7 x 7'11 (4.45m x 2.41m) Attractive wood flooring and Velux roof windows. Oak glazed bifold doors lead out into the reception hallway.

#### RECEPTION HALLWAY

17'7 x 6'9 (5.36m x 2.06m) This superb area has double storage cupboard, understairs cupboard and access to the downstairs WC. Oak glazed French door with full height side window opening out into the rear garden.

#### DOWNSTAIRS WC

Low level WC and pedestal wash basin in white.

#### LIVING DINING KITCHEN

25'10 x 15'6 decreasing to 10'5 (7.87m x 4.72m decreasing to 3.18m) To the kitchen area there is an extensive range of hand crafted oak units with drawers in ivory, a central island finished in a beautiful sage colour housing a double Belfast sink. There is space and provision for a dual fuel range cooker set in a chimney area with integrated extractor and tiled splashbacks. Space for fridge freezer. Integrated dishwasher and wine fridge. The kitchen area is beautifully finished with travertine tiled stone flooring with underfloor heating.

To the living dining area there are bifold doors which open out into the rear garden. The sitting area has sealed unit double glazing to the rear, along with TV aerial point.

#### UTILITY ROOM

11'8 x 4'8 (3.56m x 1.42m) Matching units to the kitchen, space and plumbing for washing machine and tumble dryer and two boot cupboards.

#### FIRST FLOOR

Stunning full height oak corner window with oak and glass balustrade creating wonderful light flow throughout the area.

#### PRINCIPAL BEDROOM

25'5 decreasing to 14'10 x 15'8 max (7.75m decreasing to 4.52m x 4.78m max) Three sealed unit double glazed windows overlooking the rear garden and two Velux roof windows, oak beam and TV aerial point.

#### EN-SUITE

10'3 x 9'6 (3.12m x 2.90m) Sealed unit double glazed window to the front elevation. Stunning white four piece suite enjoys roll-top bath with claw feet and central mixer tap, pedestal wash basin, low level WC and independent shower cubicle. Tongue and groove panelling to half height, full height travertine tiling to the shower area and travertine stone tiled floor.

#### BEDROOM 2

17'5 x 12' (5.31m x 3.66m) Window to the front elevation, fitted period double wardrobe providing hanging and storage facilities, white cast iron original fireplace, picture rail and coving to ceiling.

#### BEDROOM 3

13'11 x 11'1 (4.24m x 3.38m) Sealed unit double glazed window to the rear elevation.

#### BEDROOM 4

13'3 x 11'5 (4.04m x 3.48m) Window to the front and side elevations, beautiful cast iron original fireplace, picture rail and coving to ceiling.

#### BATHROOM

10'5 x 5'10 (3.18m x 1.78m) Sealed unit double glazed window to the side elevation, super feature pebble stone tiled floor and a white three piece suite comprising roll-top bath with claw feet, pedestal wash basin and low level WC.

## EXTERNAL

There is a dwarf wall with hedging to either side of the gate which provides a good degree of privacy, wrought iron gate leading to the front door and side timber gate leading into the garden. Double vehicular gates open into an extensive gravelled parking area which also has a detached brick built open aspect garage which measures 23'4 x 16'9. The gravel extends to a seating area and into the rear garden.

The rear garden is south facing and absolutely stunning. With a sweeping lawn complemented by a walled boundary to either side, the garden offers a good degree of privacy and is of an established mature appearance providing an all-seasons outdoor space. There is outdoor lighting and at the head of the garden is the detached barn.

## BARN

35' x 15'6 overall (10.67m x 4.72m overall) The barn can provide accommodation for a host of possibilities. Independent living for family, potential Airbnb (subject to permissions), working from home or enjoying using the barn as an entertainment area; the options are endless.

Double doors lead into:

### LIVING DINING KITCHEN AREA

17'8 x 15'6 (5.38m x 4.72m) Newly fitted light beige shaker style base and wall units with granite worksurfaces and central island, Belfast sink, AEG ceramic hob, stainless steel extractor and single oven, integrated fridge and freezer both of which are housed under the central island, and integrated slimline dishwasher. A door leads into:

### POTENTIAL BEDROOM AREA

15'1 x 15'10 decreasing to 9'5 (4.60m x 4.83m decreasing to 2.87m) French doors opening out into the rear garden and sealed unit double glazed windows to the front and side elevation. An opening leads into:

### POTENTIAL EN-SUITE

9'11 x 6'2 (3.02m x 1.88m)

## SERVICES

All mains services are available or connected to the property. The property does lie within the conservation area.



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.

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