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20 Newland Park, Hull HU5 2DW
Guide Price £670,000



- A stunning Victorian semi-detached house
- House and Coach House together in excess of 4500 square feet
- Beautifully presented embracing so many original features with some modern family enhancements
- No onward chain
- Three Receptions
- Bespoke Kitchen and separate Utility Room
- Six Bedrooms over 3 floors
- Two Bathrooms and ground floor WC
- Detached converted Coach House
- EPC Rating: D; Council Tax Band: F

This imposing, Victorian semi-detached family home was designed and built by the highly regarded local Architect William Botterill & Son in the late 1800's as a detached dwelling, known as "Roslyn". The property was built in the first phase of Newland Park and was later converted into two large, beautiful homes with this property boasting an abundance of beautiful architectural style with such an enviable plot.

With over 3900 square feet of versatile accommodation, the beautiful, empathetically finished interior offers a harmonious blend of functionality and aesthetics, creating stylish elevations throughout with space and versatility for modern family living. The property is presented to the market with no onward chain.

The accommodation is positioned over three floors with three receptions, bespoke kitchen, utility and WC. To the first floor there are three DOUBLE bedrooms and a four piece house bathroom. To the second floor there are a further three good size bedrooms and a modern house shower room.

The property occupies a substantial plot with private parking for multiple vehicles, and includes a converted Coach House featuring a garage, workshop, and two upper-level rooms. This could potentially provide accommodation for a granny annexe or a superb place to run a business (subject to the necessary permissions).

The mature gardens provide a picturesque setting for this architectural gem.

There is so much to see with this property that only a viewing would truly portray. Newland Park is something extremely special and this property is not to disappoint.

LOCATION

The property is located in this most highly regarded residential area of Hull. Consisting of two Crescents which lead off from Cottingham Road close to Hull University, the area is established and leafy and has many properties of architectural merit.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A beautiful, original wooden door with glazed inserts lead into:

ENTRANCE PORCH

With door leading into:

ENTRANCE HALLWAY

Beautiful original ornate Victorian tiles flow throughout this area and a sweeping wide staircase leads to the first and second floor accommodation.

W.C./CLOAKS

Two piece suite comprising high level w.c. and pedestal wash hand basin.

LOUNGE

19'7" x 15'9" plus large walk-in bay (5.97m x 4.80m plus large walk-in bay) Stone fireplace with log burner, beautiful oak flooring, TV aerial point and double oak glazed doors leading back into the entrance hallway.

DAY ROOM

23' maximum x 13'4" plus large walk-in bay (7.01m maximum x 4.06m plus large walk-in bay) Beautiful views over the rear garden and fitted gas fire in tiled fireplace with mahogany surround. Oak flooring.

KITCHEN

16'3" decreasing to 13' x 16' (4.95m decreasing to 3.96m x 4.88m) Beautiful walk-in bay window and door overlooking the rear garden. An extensive range of bespoke hand crafted solid wood base and wall units, with large storage drawers and beautifully complimented with granite work surfaces, co-ordinated splashbacks and central island. Large storage cupboard into chimney recess. Range cooker with over-size extractor, sink unit with drainer and, beautiful Travertine tile flooring with underfloor heating, oak inserts and double oak doors leading into:

DINING ROOM

16'7" x 13'1" (5.05m x 3.99m) Designed in an orangery style with a beautiful glass ceiling and windows to the front and side elevations. Beautiful Travertine tile flooring, underfloor heating with oak inserts.

REAR LOBBY

Accessed from the entrance hall and with a door to the garden. A door provides access to steps leading down to the cellar

UTILITY ROOM

11'11" x 7'4" (3.63m x 2.24m) Window to the side elevation overlooking the rear garden and a host of fitted units providing storage, and space and plumbing for washing machine.

FIRST FLOOR

LANDING

Wide sweeping staircase leading up to the second floor.

BEDROOM 1

19'10" x 16'3" (6.05m x 4.95m) Windows to the front elevation and access to a balcony.

BEDROOM 2

16'10" x 11'8" (5.13m x 3.56m) Window to the front elevation overlooking the front garden.

BEDROOM 3

12'9" x 11'7" (3.89m x 3.53m) Window overlooking the beautiful rear garden and feature fireplace. Fitted storage cupboard.

BATHROOM

14'2" x 8'11" (4.32m x 2.72m) Fitted boiler cupboard, windows to the rear and side elevations, beautiful bespoke suite comprising large walk-in shower cubicle, roll top bath with claw feet, vanity unit housing wash hand basin and low level w.c. all beautifully complemented with Travertine tiled walls and matching floor tiles.

SECOND FLOOR

LANDING AREA

Beautiful half moon window overlooking the rear garden and stained glass ceiling window.

BEDROOM 4

17'2" x 13'9" plus bay (5.23m x 4.19m plus bay) uPVC double glazed walk-in bay window to the front elevation and three Velux roof windows to the side elevation.



BEDROOM 5

13'9"plus bay x 11'4" (4.19mplus bay x 3.45m) uPVC double glazed walk-in bay window to the front elevation.

BEDROOM 6

9'9" x 9'3" plus recess (2.97m x 2.82m plus recess) Three Velux roof windows to the rear elevation with additional skylight window. Door leading into a storage area which provides access to a further walk-in cupboard.

SHOWER ROOM

9'4" x 7'11" (2.84m x 2.41m) Window to the side elevation, beautiful mosaic tile splashbacks, wash hand basin set in vanity unit, low level w.c. and walk-in shower cubicle.

OUTSIDE

The property sits proudly at the heart of its generous plot with ample parking to the front expanding to the side. With a private brick wall to the front and leading down to the detached Coach House through electric gates.

The sweeping rear garden is beautifully tended and maintained, having an extensive patio terrace with a large decking area for outdoor dining. leading down to a meticulous lawn with established well planted borders providing a great degree of privacy and perfect outdoor space.

THE COACH HOUSE

The Coach House has been altered by the current owners to potentially provide (subject to permissions of change of use) a garage measuring 20'3" x 14'7" with electric up-and-over door, power and light. A rear personal door leads into a workshop with door leading into what was a bathroom. A staircase leads to two loft areas. Area 1 measures 19'4" x 14'8" with two Velux roof windows, wooden floor, exposed brick wall, power and light. A door leads into the second loft area which measures 18'4" x 14'7" with hardwood French doors to a Juliet balcony and two Velux roof windows, wooden floor and exposed brick wall. This offers to much potential for any purchaser and is a very versatile 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.