



**QUICK & CLARKE**  
The Property Specialists

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**Bluebell Cottage North Moor Lane, Cottingham HU16 4JN**  
**£650,000**

- Immaculate three bedroom house
- Bespoke build in 2014
- 1.95 acres of garden and paddocks
- Stabling and large shed (45' x 25')
- Sought after village location
- Further potential to extend\*
- Equestrian/commercial use\*
- Council tax band E
- EPC rating B
- \*subject to the necessary permissions

Immaculately presented and offering huge potential, this bespoke house was built in 2014 in a delightful position centrally located on a large plot extending to just over 2 acres. Discretely positioned and with a large area of garden and two paddocks, the property also has the benefit of a large shed (45' x 25') which may offer the opportunity for more commercial usage (subject to the necessary permissions). In addition to this there is stabling and a further large garage.

Situated in a convenient position close to Cottingham, viewing is highly recommended.

#### LOCATION

The property is located to the east of the extremely popular village of Cottingham and on the "no through road" forming North Moor Lane. Accessed off Dunswell Road and with convenient access through to the main road linking Cottingham with Hull, the property is in a convenient location to access the broader array of amenities both in the village and further afield in Hull City Centre.

#### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

12'4 x 10' (3.76m x 3.05m)

Modern composite glass panelled front door with windows to either side and stairs to the first floor accommodation.

##### LIVING ROOM

23'2 x 11'3 (7.06m x 3.43m)

A very generous sized room with a light and bright ambience courtesy of its windows to three aspects. The focal point of the room is a wood burning stove set in a tiled fireplace with oak mantle.

#### OPEN PLAN LIVING DINING KITCHEN

31'3 x 13'6 reduction to 11'3 (9.53m x 4.11m reduction to 3.43m) Without doubt the heart of this attractive home and of a size which allows flexibility of layout. Wood burning stove set in fireplace with tiled hearth, windows to both front and rear elevations and an attractive dark porcelain tiled floor throughout.

The kitchen offers a good range of wall and base storage units with white fronts, granite style laminate worksurfaces and ceramic tiled splashbacks. Five ring gas hob with two integrated ovens, porcelain sink and drainer, space for upright fridge freezer.

#### REAR LOBBY/UTILITY ROOM

13' x 8'5 (3.96m x 2.57m)

Space and plumbing for washing machine and tumble dryer, overhead Sheila Maid clothes airer and tiled floor matching the living dining kitchen.

#### DOWNSTAIRS SHOWER ROOM/CLOAKROOM

13' x 4'7 (3.96m x 1.40m)

Three piece sanitary suite comprising vanity wash basin, close coupled WC and shower cubicle. Tiled floor, partially tiled walls and window to the rear elevation.

#### FIRST FLOOR LANDING

##### BEDROOM 1

14'7 x 11'3 (4.45m x 3.43m)

Window overlooking the rear garden.

##### BEDROOM 2

12' x 13' (3.66m x 3.96m )

Window to the rear elevation.

##### BEDROOM 3

11'5 x 10'10 (3.48m x 3.30m)

Window to the front elevation.

#### BATHROOM

12' x 6'10 (3.66m x 2.08m)

Three piece sanitary suite comprising panelled bath, pedestal wash basin, close coupled WC and window to the front elevation.

#### OUTSIDE

To some buyers it will be the grounds of the property which are of most interest. Offering great flexibility of use and currently divided into gardens and two separate paddocks.

The property is approached over a wide and stoned driveway which leads down to the house and the 1 1/2 sized detached garage (25'3 x 12'6) with up & over door, light and power. The driveway continues down the side of the paddocks to a very large modern shed (45' x 25') which is of a size to allow commercial use subject to the necessary permissions. Within the paddocks is a stable block, along with a further shed and log store closer to the house. All beautifully tended and well fenced.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from a gas fired central heating system.

#### DOUBLE GLAZING

The property benefits from uPVC double glazing.

#### TENURE

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

#### COUNCIL TAX

The Council Tax Band for this property is Band F.

#### 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

#### EPC RATING

For full details of the EPC rating of this property please contact our office.



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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023