

West Grange Cottage, Red House Lane,  
Shiptonthorpe, YO43 3PY  
£400,000





## ABOUT THE PROPERTY

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Nestled at the end of Red House Lane, this charming three-bedroom detached property offers a perfect blend of spacious living and countryside views. Built in 1936, the home has been meticulously maintained and features a variety of rooms designed for comfort and functionality. The ground floor boasts a large boot room, utility room, modern kitchen, pantry, cloakroom, sitting room with log burner, and dining room. The highlight is a generous conservatory stretching the full length of the rear, providing stunning views of the beautifully landscaped garden and the open countryside beyond.

Upstairs, you will find three generously sized bedrooms, two of which feature decorative cast iron fireplaces and a contemporary shower room. The property stands in meticulously cared-for gardens filled with an array of flowers, mature trees, and shrubs. The lawned garden includes a delightful paved seating area with a pergola, perfect for outdoor relaxation. Bound by fences and hedges, the garden ensures privacy, while the gated access to the driveway provides ample parking space.

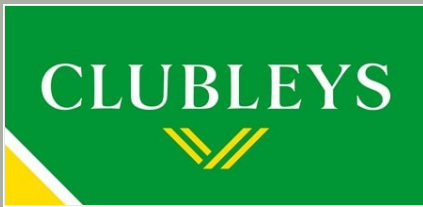
Additionally, this haven includes a fully insulated outside office, a wooden workshop, and a boiler room, offering versatility for work and storage needs. Despite its peaceful, end-of-lane location with breath-taking open views, the property remains conveniently accessible to nearby towns. This property truly embodies the essence of countryside living with the convenience of modern amenities.

Tenure: Freehold. East Riding of Yorkshire Council band D.









## THE ACCOMMODATION COMPRISES

### BOOT ROOM

4.27m x 2.61m (14'0" x 8'6")  
PVC front entrance door, brick dwarf walls with PVC windows tiled floor, two radiators.

### W.C.

Two piece suite comprising low flush W.C., wall hung wash hand basin with tiled splashback, tiled floor.

### UTILITY ROOM

Fitted with a range of base units, work surfaces, stainless steel sink unit and drainer, plumbing for automatic washing machine, tiled floor.

### INNER HALLWAY

Stairs to first floor, radiator.

### PANTRY

2.23m x 2.29m (7'3" x 7'6")  
Spacious shelved pantry.

### KITCHEN

2.24m x 3.29m (7'4" x 10'9")  
Fitted with a range of wall and base units, work surfaces, single drain sink unit and drainer, electric hob, electric grill and oven, part tiled walls, tiled floor, radiator, plumbing for dishwasher, recessed ceiling lights, Television point.

### SITTING ROOM

3.72m x 4.41m (12'2" x 14'5")  
Feature log burner with brick surround, tiled hearth, wooden mantle, fitted cupboard, radiator, T.V. aerial point.

### DINING ROOM

3.72m x 3.64m (12'2" x 11'11")  
French doors to Conservatory, radiator.

### CONSERVATORY

2.85m x 8.00m (9'4" x 26'2")  
Two vertical radiators, brick dwarf wall with PVC windows, PVC french doors to rear garden, recessed ceiling lights, laminate wooden flooring, two velux windows.

## FIRST FLOOR ACCOMMODATION

### LANDING

Fitted cupboard.

### BEDROOM ONE

3.74m x 4.53m (12'3" x 14'10")  
Feature fireplace with cast iron surround and mantle, tiled hearth, T.V. aerial point, radiator, access to loft space.

### BEDROOM TWO

3.72m x 3.59m (12'2" x 11'9")  
Feature fireplace with cast iron surround and mantle, tiled hearth, radiator.

### BEDROOM THREE

2.24m x 3.31m (7'4" x 10'10")  
Radiator.

### SHOWER ROOM

Three piece suite comprising step in shower cubicle, low flush W.C., wash hand basin set in vanity unit, tiled floor, fully tiled walls, chrome heated ladder style radiator, extractor.

### OUTSIDE

The property stands in meticulously cared-for gardens filled with an array of flowers, mature trees, and shrubs. The lawned garden includes a delightful paved seating area with a pergola, perfect for outdoor relaxation. Bound by fences and hedges, the garden ensures privacy, while the gated access to the driveway provides ample parking space. Additionally, this haven includes a fully insulated outside office, a wooden workshop, and a boiler room, offering versatility for work and storage needs.

### OUTSIDE OFFICE

2.73m x 2.12m (8'11" x 6'11")  
Fully insulated, electric, laminate wooden flooring, French doors.

### WORKSHOP

### BOILER ROOM

Radiator, electric fuse board, wood pellet central heating system, hot water cylinder.

## ADDITIONAL INFORMATION

### SERVICES

Mains water, wood pellet central heating system, electric and water treatment plant with septic tank drainage.

### APPLIANCES

No appliances have been tested by the Agent.









Total area: approx. 141.2 sq. metres (1519.3 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

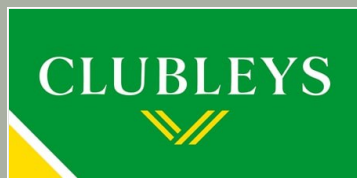
**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.