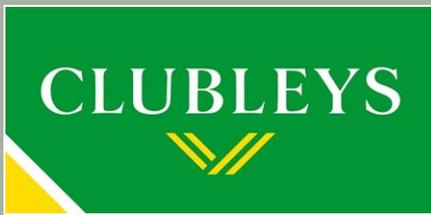


Raywell House, Apartment 2,
Raywell, HU16 5WG
£285,000



Rarely available and highly desirable ground floor apartment.

Offered in the conversion of the striking Georgian property sitting prestigiously in the hamlet of Raywell. The luxurious apartment has the advantage of floor to ceiling sash windows allowing views of the attractive grounds and surrounding countryside. The immaculately presented property retains original features within, boasting high ceilings, deep skirting boards and solid wood shutters. Each room within the apartment is completed to a high standard and provides individually controlled underfloor heating.



Tenure: Leasehold - Share of Freehold
East Riding of Yorkshire Council
BAND:

Raywell is a hamlet in the East Riding of Yorkshire, England. It is situated to the north-west of Hull city centre and a short distance north of Swanland. These roads link Ripplingham, Eppleworth and Kirk Ella. Raywell forms part of the civil parish of Skidby.

RAYWELL HOUSE

Developed by successful businessman Joseph Sykes back in 1803, this quite stunning House was designed by esteemed architect Marmaduke Pycock of Wakefield and is one of the most opulent properties in the local area. Raywell House is steeped in history having been the residence of many notable politicians, wealthy merchant and trades over the years.

This most grand building is situated within six acres of rolling parkland and boasts wonderful views punctuated by mature woodland to all sides. Served by a sweeping private driveway with automated gates, the house was converted in 2006 to create a small and exclusive selection of stunning apartments. The developer remodelled the building to ensure that all original features were painstakingly preserved or enhanced.

THE ACCOMMODATION COMPRISES

Briefly comprising of:- private entrance hall, drawing room, kitchen, two bedrooms, ensuite and bathroom. Externally there is private garden, allocated parking, a detached garage and with the addition of Raywell House grounds of lawns and woodlands.

GROUND FLOOR

PRIVATE ENTRANCE HALL

Welcoming private entrance to side of the property with wide hallway extending into separate internal lobby. Allowing access through to store room housing hot water cylinder. Tiling to the floor.

DRAWING ROOM

5.25 x 7.15 (17'3" x 23'5")

A grand room complete with views across the lawns through floor to ceiling sash windows with period solid wood shutters. To the far of the room there is a feature fireplace with mantle surround, marble hearth and backplate. Bespoke built bookcase, shelving and storage cupboards. Television and telephone point. Deep skirting boards and cornice to ceiling. Solid wood flooring extending through to...

KITCHEN

3.85 x 2.02 (12'8" x 6'8")

There is a comprehensive range of fitted floor units, wall cupboards and drawers, integrated dishwasher, washer/dryer and 'Neff' microwave, double oven at eye level and fridge/freezer. Composite sink with drainer unit and mixer tap. Solid wood flooring, down lighting and under counter lighting. Cornice to ceilings.

BEDROOM ONE

3.37 x 3.67 (11'1" x 12'0")

Side aspect overlooking private courtyard garden. Wardrobes built in to the alcove and fitted drawers. Solid wood shutters fitted to sash window. Cornice to ceiling.

BATHROOM

1.37 x 4.13 (4'6" x 13'7")

White three piece suite comprising of walk in shower unit with mains shower, low level WC and pedestal hand basin. Shaver point and extractor fan. Fitted vanity unit and mirror above. Heated chrome towel rail. Part tiling to walls and spot lighting to ceiling.

BEDROOM TWO

4.89 (max) x 2.75 (16'1" (max) x 9'0")

Built in wardrobes and drawers extending to dressing table. Sash window with rear aspect. Cornice to ceiling. Access through to...

ENSUITE

1.60 x 1.40 (5'3" x 4'7")

White three piece suite comprising of corner shower unit with mains shower, low level WC and pedestal hand basin. Shaver point, extractor fan and wall mounted vanity unit. Part tiling to walls and spot lighting to ceiling.

COMMUNAL ENTRANCE

Access from parking facilities with boot room and communal hall. Access through to internal hall of the apartment.

EXTERNAL

Having the benefit of a private courtyard garden. Set within wrought iron fencing and cleverly positioned laurel hedging offering privacy yet views across stunning lawns of Raywell House. Offering paving and decking to various areas, built in raised bedding planters.

The apartment has the benefit of allocated courtyard parking and garage. The garage having up and over door.

Raywell House itself has extensive communal gardens of approximately 6 acres of laid lawns, woodlands and parking facilities for visitors. The grounds have secure automated gates with intercom system. Sweeping driveway leads towards the house and the parking area with the individual bay and number.

ADDITIONAL INFORMATION

The vendor has informed us that the property is leasehold with a lease commencing in 2007 and has 111 years remaining.

The vendor has made us aware that the property is subject to a service charge approximately £245.00 per month inclusive of £10.00 communal oil. The ground rent of £100pa is included within the service charge payment.

Raywell House management company Ltd organises the running of the estate. All residents hold a stake in the management company therefore being able to influence the way the estate is managed.

SERVICES

Mains water and electricity are connected to the property. The property is supplied by oil and a septic tank which cost for such which are included in the service charge.

APPLIANCES

No appliances have been tested by the agents.



Ground Floor
Approx. 94.4 sq. metres (1016.5 sq. feet)



Total area: approx. 94.4 sq. metres (1016.5 sq. feet)

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

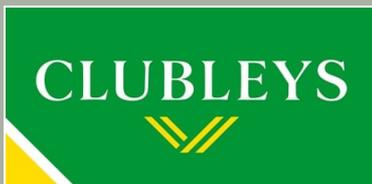
FREE VALUATIONS FOR SALE

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.



1 Toft Court, Skillings Lane, Brough, East
Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.