



# Butterfly Cottage, 6, Pinfold, South Cave, HU15 2EZ Guide Price £175,000



This period residence, aptly named Butterfly Cottage, is a delightful gem centrally situated, capturing the essence of idyllic village living. The cottage exudes a unique allure, seamlessly blending period appeal with modern comfort.

Within strolling distance from the iconic Cave Castle and surrounded by picturesque countryside, this property offers charm and character. The accommodation includes a welcoming living room, a spacious dining kitchen, two generously sized double bedrooms, and a convenient shower room.

At the rear of the cottage, an enclosed garden invites tranquillity, offering a quaint retreat surrounded by nature. The versatile workshop/studio adds an extra layer of appeal, providing a space that can be adapted for a variety of purposes. Whether envisioned as a creative studio, a home office, or a serene sanctuary, this additional feature enhances the cottage's allure, providing an opportunity for the vendors to tailor the space to suit their individual needs and preferences.

East Riding of Yorkshire Council band - B  
Tenure - Freehold  
EPC rating - D



Tenure: Freehold  
East Yorkshire Council  
BAND: B

## THE ACCOMMODATION COMPRISES

### ENTRANCE

Front door leading in.

### LIVING ROOM

4.83 x 3.35 (15'10" x 11'0")

Feature fireplace with decorative wooden surround and cast iron inset. Television and telephone points. Bespoke built cupboard housing meters, recessed ceiling spotlights and tiled flooring. Stairs to first floor.

### DINING KITCHEN

3.43 x 3.07 (11'3" x 10'1")

A range of white high gloss base units with complimentary work surfaces with tiled splashbacks. Stainless steel sink unit, four ring gas hob, electric oven and space for fridge/freezer. Built in shelving. Tiled floor and recessed ceiling spotlights.

### UTILITY ROOM

2.82 x 1.606 (9'3" x 5'3")

Wall and floor units with stainless steel circular bowl sink, space and plumbing for washing machine, cupboard housing combination central heating boiler and tiled floor. Recessed ceiling spotlights. External door leading to rear garden.

### SHOWER ROOM

1.64 x 1.50 (5'4" x 4'11")

Concealed shower unit, low level WC and pedestal hand basin. Tiled floor and part tiled walls. Recessed ceiling spotlights and extractor fan.

## FIRST FLOOR

### LANDING

Window to side aspect.

### BEDROOM ONE

3.66 x 3.45 (12'0" x 11'4")

Large room to the front of the property, recessed lights.

### BEDROOM TWO

3.48 x 3.15 (11'5" x 10'4")

Further good sized bedroom to rear elevation. Vaulted ceiling with spotlights.

## OUTSIDE

## GARDEN

Enclosed the low maintenance courtyard garden to the rear with the access to the workshop/studio. There is a paved patio area, pergola and gravelled borders.

## WORKSHOP

Versatile room with power, lighting and solid flooring. Currently used as a gym and could also make large home office space.

## ADDITIONAL INFORMATION

### SERVICES

Mains gas, electricity and drainage are connected to the property.

### APPLIANCES

No appliances have been tested by the agents.





## Ground Floor



### 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

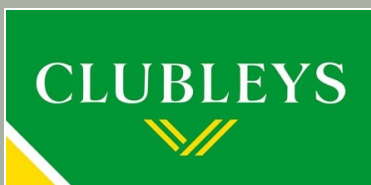
### FREE VALUATIONS FOR SALE

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			83
(81-91) B			
(69-80) C			
(55-68) D		55	
(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.