



Forge House, High Road,
Everthorpe, HU15 2AP
Offers Over £400,000



ABOUT THE PROPERTY

'Forge House', Everthorpe – Beautiful & intriguing Cottage of character with exceptional Outbuilding primed for a multitude of uses.

Forge House is a charming semi-detached cottage set in a peaceful rural location situated between the villages of South Cave and North Cave. Brimming with original features, this pretty home sits within a mature picturesque 'english country garden' and benefits from a spacious gravel driveway offering ample parking.

A standout feature is the substantial outbuilding, which includes an adjoining open store and garage—ideal for a variety of uses. It previously held planning permission for an annex, offering exciting potential (subject to relevant permissions).

The property is attractively priced to generate early interest, making it a fantastic opportunity for buyers seeking a home with charm, space, and versatility.

Please note: the property has experienced flooding on two occasions in the past, with remedial works since carried out for reinforcement by Yorkshire Water (documentation is not available).

Council Tax Band: F
EPC: To follow







Tenure: Freehold
East Riding
Band: F

LOCATION

Nestled in the peaceful rural village of Everthorpe, this charming property offers an idyllic countryside lifestyle with the convenience of excellent transport links. Situated within sought-after school catchment areas, it's perfect for families seeking quality education nearby. The neighbouring villages of North Cave and South Cave provide a range of everyday amenities including shops, cafes, and pubs, while the bustling market towns of Beverley, Brough and Howden are just a short drive away, offering further shopping, dining, and leisure options. With easy access to the A63 and M62, this location combines rural tranquillity with superb connectivity.

GROUND FLOOR

ENTRANCE HALL

An ornate arched timber entrance door provides access to the entrance lobby with tiled floor and glazed inner door.

DINING ROOM

Window to side aspect, wood flooring, exposed timber beams, nook with lighting, radiator & staircase to the first floor.

STUDY

Windows to two elevations, wood flooring and exposed timber beams.

SITTING ROOM

Recessed fireplace with open grate, exposed beams and wood flooring. fitted bookcases. French doors with adjoining windows giving a pleasant aspect to the driveway and garden.

LIVING ROOM

Window to front elevation, exposed timber beams, wood flooring, wall lights, built in liquor cupboard. chimney breast recess with display shelving. Fireplace with slate hearth, stove, timber mantel, fitted alcove to the side.

BREAKFAST KITCHEN

Range of wall and floor units having complementary worksurfaces incorporating stainless steel sink unit, dishwasher, fitted electric hob, oven and extractor. Walk in bay window provides a pleasant breakfast seating area.

LOBBY

Built in storage housing boiler. Wood flooring. Steps down to...

UTILITY ROOM

Well fitted with a range of cupboards, plumbing for automatic washing machine and space for dryer. Stainless steel sink unit with cupboard under. Tiled floor and partially panelled walls. Timber stable door leading to the gardens...

CLOAKROOM

light coloured suite comprising low flush WC and wash hand basin. Stained glass window.

CONSERVATORY/DAY ROOM

Standing to the side of the house. PVC windows with polycarbonate roof.

FIRST FLOOR

LANDING

BEDROOM ONE

A double room with window to the front aspect and a range of fitted wardrobes.

BEDROOM TWO

A spacious room with window to the rear aspect and fitted with a wardrobe.

BEDROOM THREE

with fitted cupboards.

FAMILY BATHROOM

White suite comprising sunken bath with mirror surround and recessed lighting, separate shower cubicle, low flush WC and pedestal wash hand basin. Built in storage.

OUTBUILDING

Detached outbuilding of brick and tile construction previously used as an entertaining area having parquet style flooring, exposed beams, windows to both aspects. Dividing stone wall provides access to the bar area with fitted seating and built in bar.

The current vendors inform us that historically the outbuilding did have planning permission for an annex, however, this has lapsed.

OUTSIDE

Approached via a central gravel driveway that runs between the main cottage and a characterful outbuilding, this charming property offers ample parking for multiple vehicles. The mature garden is beautifully stocked with a variety of established plants and shrubs, trees etc - providing a picturesque backdrop to the home. A well-maintained lawn adds to the appeal, along with a discreetly enclosed area housing the oil tank. To the rear of the outbuilding, there is an open store and garage offering additional storage and practicality. Set in a tranquil rural location, the property enjoys stunning, uninterrupted views over neighbouring farmland to the front, perfectly capturing the essence of countryside living.

DISCLAIMER

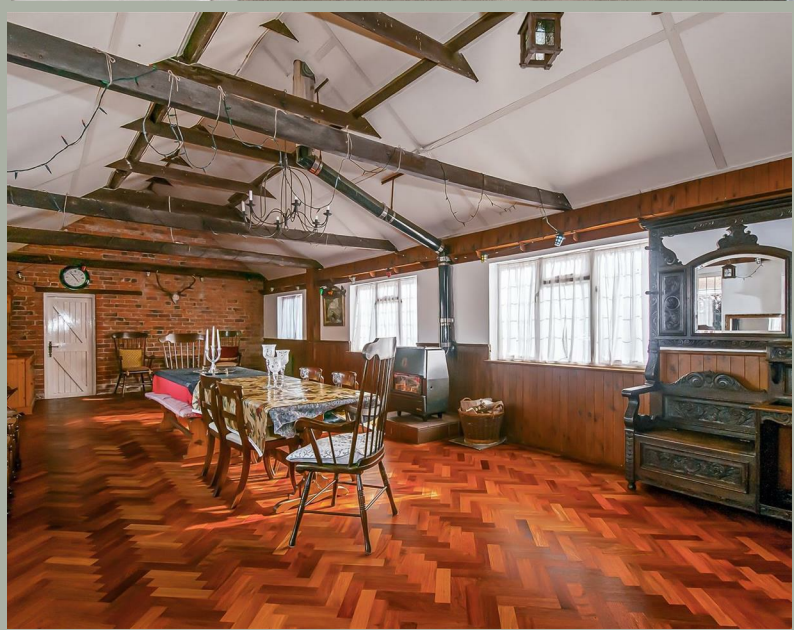
1. Please note that the vendor has informed us that the property was affected by flooding in 2007 and 2019. We are advised that Yorkshire Water has since undertaken remedial works to the drainage systems at the front of the property and along the verges in an effort to address these issues. However, we have not had sight of any documentation to verify these works.

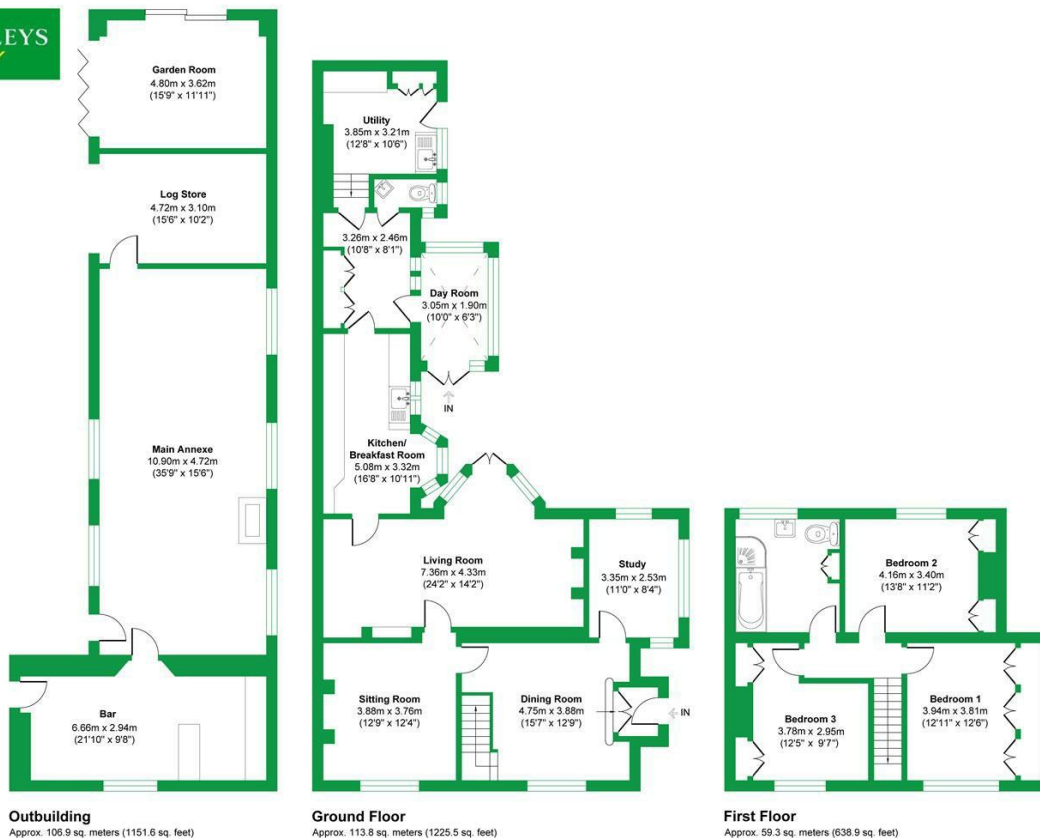
2. The property is also connected to a shared septic tank. We do not hold any paperwork relating to this system and are unaware of the date or frequency of any inspections or servicing.

3. As estate agents, we are only able to provide information that has been disclosed to us and cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own due diligence and seek independent verification where necessary.

SERVICES AND APPLIANCES

Mains water and electricity are connected to the property. No appliances have been tested by the agent. The property is on a septic tank via a main drain.





Total area: approx. 280.0 sq. meters (3016.0 sq. feet)
The plan is for illustrative purposes only.

VIEWING

By appointment with the Agent.

OPENING HOURS

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

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.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

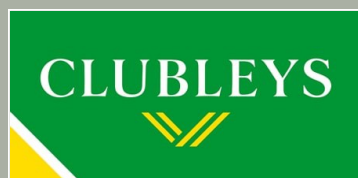
MORTGAGES

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.

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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.