



'Forge House',
Everthorpe, HU15 2AP
Guide Price £375,000



ABOUT THE PROPERTY

Welcome to the charming village of Everthorpe where we offer to the market the delightful 'Forge House' oozing with character and steeped in history this semi-detached cottage perfectly blends traditional comfort with calm and a quintessential 'English Country' appeal!

This inviting property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed kitchen with its idyllic window seat welcomes you upon entry leading through into cosy living areas that create a warm and welcoming ambience.

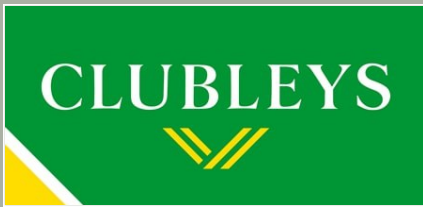
The cottage features three generously sized bedrooms, offering a peaceful retreat for family members or guests. The luxurious bathroom is conveniently located on the first floor, ensuring ease of access for all. With its picturesque setting and quaint charm, Forge House is an ideal home for those seeking a tranquil lifestyle in the heart of the countryside.

Outside, the property includes parking for multiple vehicles, adding to the convenience of this lovely home. The surrounding area is rich in natural beauty, with scenic walks and local amenities just a stone's throw away.

Forge House is not just a property; it is a place where memories can be made. Whether you are looking to settle down or seeking a weekend getaway, this cottage offers a unique opportunity to embrace the serene lifestyle that Everthorpe has to offer. Do not miss the chance to make this enchanting cottage your own.







Tenure: Freehold
East Riding Of Yorkshire Council
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 have 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, that we are led to believe are resolved. Solicitors will investigate upon purchase to ensure peace of mind. However, we have not had sight of any documentation to verify these works but you are welcome to contact the local authorities who will share information with you.

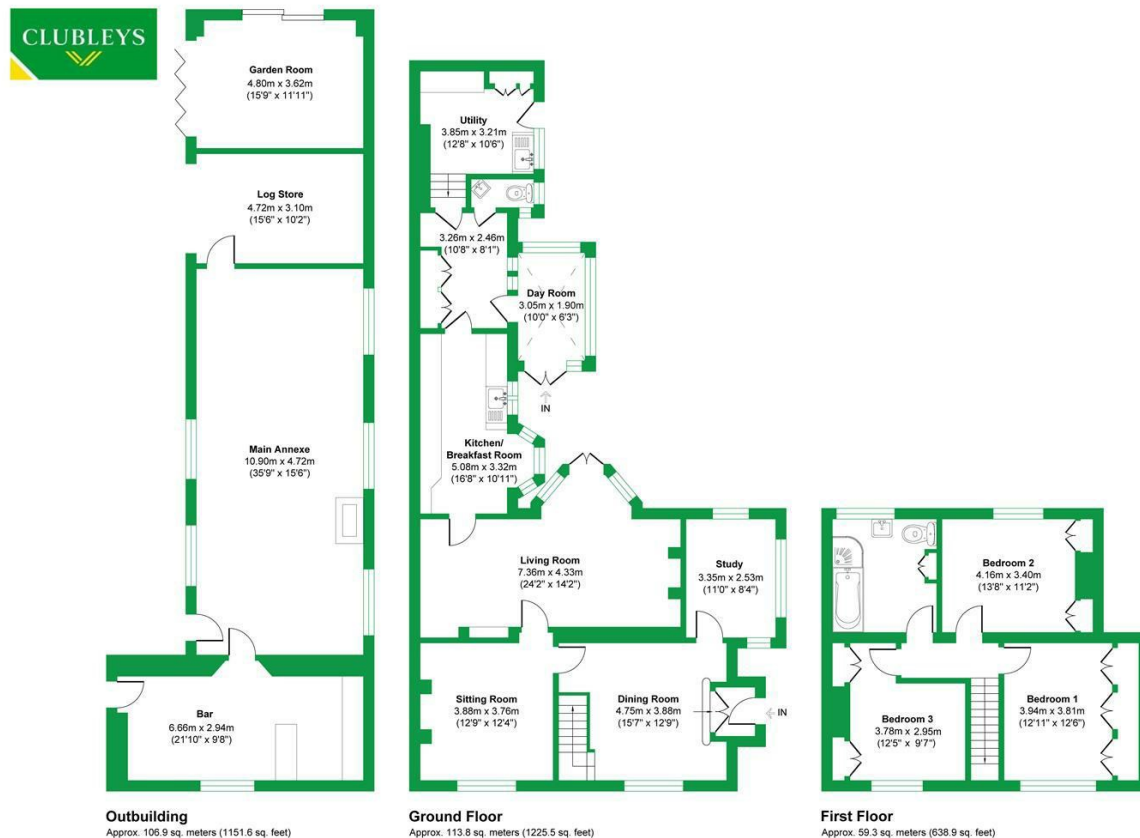
2. The property is also connected to its own septic tank. We do not hold any paperwork relating to this system and are unaware of the date or frequency of any inspections or servicing. We are lead to believe that the septic system works accordingly but buyers are advised to satisfy themselves before legal completion.

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 with the guidance of their solicitors.

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.





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.

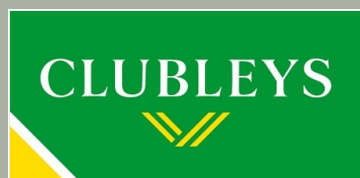
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeifield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeifieldsolutions.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. Holmeifield 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.



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		
(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.