



Quick & Clarke

PROPERTY SPECIALISTS

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**Plot 2 The Old Riding School Browsholme Fold,
£525,000**

- Detached family home
- Completion for Summer 2026
- Approximately 2100 square feet
- Two Receptions
- Superb Living Dining Kitchen
- Five Bedrooms
- Three Bathrooms
- Viewing a must!

Located just off Harland Way, The Old Riding School Stables dates to the 19th Century forming part of "Browsholme Farm". This exciting new development is now under construction with two newly built detached family homes and four barn conversions; two houses and two bungalows. Built by family builders to exacting specifications to encase modern living yet to retain the historical barns, creating opulent living at its very best!

Each property will have bespoke fittings throughout with a host of built-in features and integrated appliances to the stunning living dining kitchens. The barns will enjoy a courtyard setting with private gardens. The builder will work alongside the buyer to add their own design flairs within if purchased prior to physical completion; making you feel you are very much part of the design and build.

Cottingham is one of the UK's largest villages providing a great range of amenities and facilities with a train station and great access to the A63/M62. With the historical market town of Beverley only 6 miles from the development, this location really is an ideal place to reside.

This detached new-build house is designed for great family living with space more than 2000 square feet, and superb versatility. The property enjoys Entrance Hallway, Lounge, Study, superb Living Dining Kitchen and Utility Room with Cloaks WC off. To the first floor there are Five Bedrooms; two of which have En-suites, one with Dressing Room, and a House Bathroom. To the ground floor there will be underfloor heating and to the first floor thermostat controlled radiators. The property will have solar panels and EV charging. Parking is via a driveway and single garage. The property will enjoy encased gardens.

ACCOMMODATION

GROUND FLOOR

Underfloor heating to the entire ground floor.

ENTRANCE HALLWAY

LOUNGE

16'11" x 14'7" (5.16m x 4.45m)

STUDY

10'4" x 7' (3.15m x 2.13m)

LIVING/DINING KITCHEN

33'2" x 13'2" (10.11m x 4.01m)

Bi-folding doors with access to the garden. Bespoke Howdens kitchen with fully integrated Bosch/AEG appliances (or equivalent). Boiling water tap to sink.

UTILITY ROOM

8' x 7' (2.44m x 2.13m)

W.C.

FIRST FLOOR

LANDING

BEDROOM 1

14'7" x 14'7" (4.45m x 4.45m)

DRESSING ROOM

EN-SUITE

BEDROOM 2

13'4" x 11'7" (4.06m x 3.53m)

EN-SUITE

BEDROOM 3

11'4" x 9'3" (3.45m x 2.82m)

BEDROOM 4

11'4" x 11' (3.45m x 3.35m)

BEDROOM 5

8' x 7'5" (2.44m x 2.26m)

HOUSE BATHROOM

AGENT'S NOTE

All fixtures and fittings are subject to equivalent specification. Flooring is not included however the Builder will of course assist you in sourcing any floor covering using

their approved contractors and suppliers.

Bathroom mirrors are not included. The Builder is happy to assist you with a range of options and price levels from their approved contractors and suppliers.

The properties do not include a TV aerial.

Alterations from the standard specification must be requested in line with the schedule and works of the property at the time of agreeing a sale. All extra agreed fittings will be paid on exchange of contracts and before extra good are ordered, supplied and fitted. Any extras will not be refundable if the sale does not proceed.

For all sales agreed, subject to contracts, exchange of contracts will be required within 6 weeks of instructed with a 10% deposit paid on exchange. Completion will be served on a notice to complete, correspond with the build progression. Once the notice is served then the usual practise is to complete the sale within 7-10 days.

GROUND FLOOR



1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items and approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metapix ©2021