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**Limb**  
MOVING HOME



*Wynyates, Station Walk, Cottingham, East Yorkshire, HU16 4QU*

Fine Period Detached

Beautifully Appointed

Stunning Period Features

Council Tax Band = G

5 Beds/3 Baths

Half Acre Grounds

Further Potential

Freehold/EPC = E

£800,000

## INTRODUCTION

Surely one of the finest properties in Cottingham, Wynyates is tucked away off Thwaite Street, standing in grounds of approximately half an acre. This delightful, leafy and established location forms part of the Cottinghams conservation area (Wynyates is not listed), home to many properties of distinction and the property borders the Botanic Gardens to the east with the village centre in easy striking distance. Built in 1903 this beautifully appointed home has been lovingly refurbished and cared for over the years by the current owners and displays many fine period features together with generous proportions and a stunning contemporary kitchen extension with high quality fittings, grand island and appliances. The elegant and spacious accommodation extends to over 3,000 sq.ft. across two floors and is depicted on the attached floorplan. Of particular note are the fabulous reception rooms which can be enjoyed individually or have a more open plan layout when double doors open up to allow an attractive 'flow'. Overall, there are five bedrooms, two being en-suite which includes a superb main bedroom area. The accommodation has the benefit of uPVC double glazing and gas fired central heating via a modern Worcester boiler.

The property is entered through wrought iron gates which open to the long driveway leading to the rear parking courtyard and triple open barn style garaging. Sweeping lawns extend to the front, side and rear of the house complemented by a large terrace to enjoy the sun throughout the day. There may also be scope for development on the side garden, however no approach to the local planning authority has been made and we remind interested parties that the property sits within the Cottingham Conservation area.

In all, a simply outstanding property of which early viewing is strongly recommended.

## LOCATION

The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. Cottingham is home to numerous properties of distinction and has many attractive street scenes. The village is ideally placed for access towards Hull city centre, the historic market town of Beverley or in a westerly direction towards the iconic Humber Bridge and motorway network. Cottingham also has its own mainline railway station with direct access to London Kings Cross. Schooling for all ages is available locally being both state and private.



## ACCOMMODATION



## ENTRANCE HALLWAY

Steps lead up to a porticoed storm porch. An impressive entrance door has inset original stained glass glazing with inscription and matching side panels plus top lights. The striking hallway has a turning staircase leading up to the galleried landing and high ceiling is complete with moulded coving.

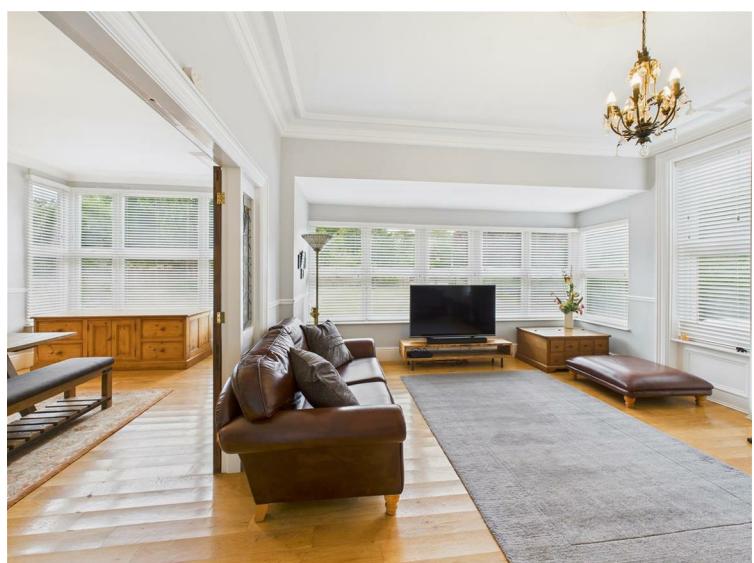


## CLOAKROOM

With a classic style suit comprising WC and wash hand basin. Tiled surround and tiled floor.

## LIVING ROOM

A most elegant room with high ceiling, beautiful coving, ceiling rose and picture windows overlooking the grounds which allow light to flood in. The focal point of the room is a beautiful carved fire surround housing a log burner upon a granite hearth. Oak flooring extends throughout the room and through double opening stained glass doors to the Dining Room.





## DINING ROOM

A wonderful place to entertain with large picture window overlooking the grounds to the front. Again with a stunning high ceiling, beautiful coving and ceiling rose. The focal point of the room is a feature 3/4 height carved fire surround with inset mirror housing a dual aspect log burner on a granite hearth with reverse side into the Garden Room.





### GARDEN ROOM

A substantial room, again providing fabulous views across the gardens and having double doors leading out to the south facing terrace.



## LIVING KITCHEN

An amazing contemporary living kitchen, situated to the rear of the house with a sliding door system leading out to the terrace. The kitchen features an array of beautiful hand made units and matching island both with quartz tops. Features include an AEG oven and combination microwave oven, range cooker with extractor hood above, dishwasher, Cople combination fridge/freezer and drinks chiller, one and half undercounter sink with mixer tap and a series of three pendant lights above the island. Beautiful tiled floor through, recessed downlighters to ceiling.

Situated off the kitchen is a walk in pantry with fitted units and shelves.





### ***REAR LOBBY***

With external access door to rear courtyard. Situated off the lobby is a plant room, housing the large prelagged hot water cylinder and Worcester gas fired central heating



### ***UTILITY ROOM***

With plenty of space for appliances. Work surfaces to two walls. Door to:

### ***STORE ROOM***

With sink and drainer and access through to a large storage room, ideal for logs, garden furniture etc, separate external access door to rear.

### ***FIRST FLOOR***

#### ***GALLERIED LANDING***

Split level galleried landing with a grand high ceiling, beautiful moulded coving and picture rail. The landing provides access to all bedrooms and has a very useful large storage cupboard situated off, plus access to the roof void is available.

## BEDROOM 1

A luxurious and particularly spacious bedroom area with aspects to both front, side and rear elevations. The rear elevation overlooks the adjoining Botanic Gardens. This period style room has coving and delf rack surround.



### EN-SUITE BATH/SHOWER ROOM

A period suit comprising low level WC, claw footed free standing bath, separate shower area with handheld and rain head shower, wash hand basin within cabinet. Tiling to the walls and floor.



### BEDROOM 2

A large double bedroom with window overlooking the grounds to the front.



### EN-SUITE SHOWER ROOM

With suite comprising low level WC, wash hand basin and shower cubicle.



### BEDROOM 3

A large double bedroom with window overlooking the grounds to the front.



## BEDROOM 4

Double bedroom with window to side elevation.



## BEDROOM 5

With window overlooking the rear garden. Stunning period cast fireplace to chimney breast and fitted period cupboard to alcove.



## BATHROOM

A classic style suite comprising claw footed cast and ceramic bath with freestanding tap stand, high flush WC and delightful wash stand with inset vanity wash hand basin having a granite surround.



## OUTSIDE

Double wrought iron gated open to the property with a long driveway leading up to the front of the house and onwards to the parking courtyard. Extensive lawns lie to the front, one side of the house and rear. There is also an extensive patio area which enjoys a sunny southerly facing aspect. To the rear opens up a parking forecourt with plenty of turning space, excellent parking and access to the triple open barn style garaging. To the rear boundary lies a high brick wall with the Botanic Gardens beyond. Tucked away to one corner of the garden is a garden shed/workshop.





*DECKED PATIO*



## GARAGING



## SERVICES

All mains services are connected.

## HEATING

Gas fired central heating via a modern Worcester boiler.

## DOUBLE GLAZING

uPVC framed double glazing is installed.

## AGENTS NOTE

Station Walk is a 'made up' road accessed from Thwaite Street immediately to the east of the level crossing. It is understood to be owned by Network Rail and provides access 4 no. period properties before it turns into a pedestrian path leading onwards to Cottingham railway station.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

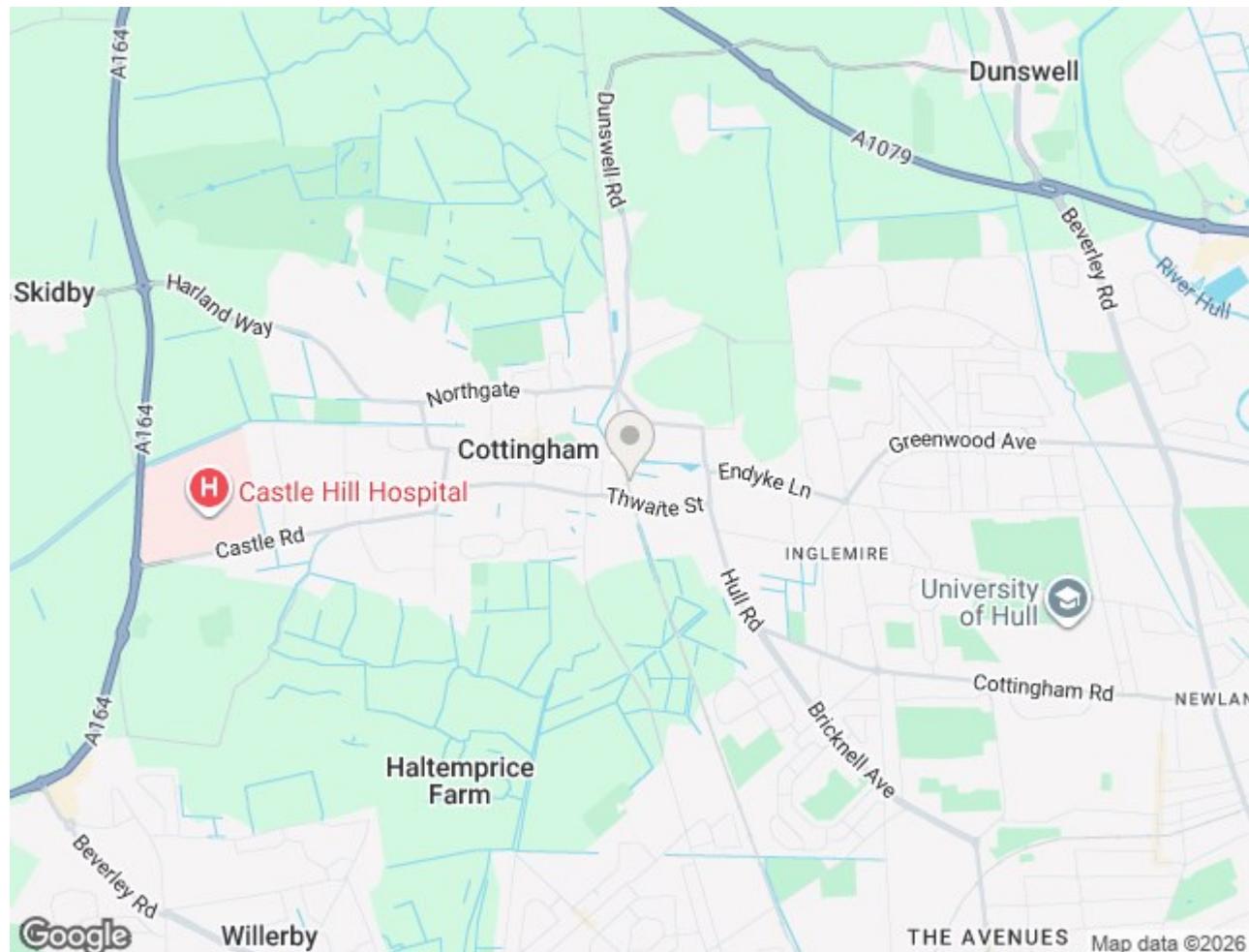
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view 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.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.







## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	