

Quick & Clarke
PROPERTY SPECIALISTS

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Tack House The Old Riding School, Cottingham HU16 5TB

£425,000

Beverley | Cottingham | Hornsea | Willerby

- Stunning barn conversion
- Under construction
- Three double Bedrooms
- Two Bathrooms and downstairs WC
- Lounge with French doors to garden
- Stunning, bespoke Living Dining Kitchen with host of built-in appliances and vaulted ceiling
- Enclosed garden
- Car port, EV charging
- Stylish elevations with the option to select your own interior design (subject to sale)
- EPC: TBC Council Tax: TBC

Located just off Harland Way, The Old Riding School 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 theme, therefore owning part of the history of this East Riding Village. Creating opulent living at its very best! Built by a reputable family builder where attention is paid to every detail and customer service plays such an important role within their business.

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.

A rare opportunity to acquire part of this exciting new conversion, positioned off Harland Way. This stunning property will embrace stylish elevations with modern fixtures whilst showcasing the original beautiful brickwork, window features and style.

This beautiful barn conversion enjoys an L-shaped design with stunning elevations. With approximately 1650 square feet of stylish accommodation enjoying three DOUBLE Bedrooms, two Bathrooms, Lounge with French doors to garden and an absolutely stunning Living Dining Kitchen with a host of built-in appliances. Enclosed garden, car port and allocated car parking spaces with EV charging and carport.

Finding something as special as this in such a vibrant village is a rare opportunity to which an early appointment is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY
Staircase leading to the first floor accommodation.

CLOAKS/WC
With modern two piece suite.

LOUNGE
19'1" x 12'6" (5.82m x 3.81m)
With Double glazed French doors opening out in to the garden. TV point.

LIVING/DINING KITCHEN
35'7" x 18' (10.85m x 5.49m)
With bi-folding doors opening in to the courtyard and double glazed French doors providing access to the garden. The Kitchen units can be selected from Howdens from their Bridgemere, Frome, Clerkenwell or Halesworth ranges. There will be a host of included appliances: Integrated fridge/freezer, Integrated Dishwasher, AEG/Bsoch Single Oven, AEG/Bosch Induction Hob, Extractor Fan and Boiling Water Tap which will be available in multiple finishes. Worksurfaces will be Quartz with a range of colours and styles. Composite Sink. TV aerial point for freeview.

FIRST FLOOR

LANDING

BEDROOM 1
13' x 12'3" (3.96m x 3.73m)
TV point for freeview.

DRESSING ROOM
6'9" x 5'9" (2.06m x 1.75m)
Built-in wardrobes can be added at a cost.

EN-SUITE
6'9" x 6'9" (2.06m x 2.06m)
Modern three piece suite comprising shower cubicle, toilet and wash basin in vanity unit.
Chrome towel rail. All Bathrooms will be half tiled, with wet areas fully tiled. There is an option to have the Bathroom fully tiled, to be agreed with the builder.

BEDROOM 2
15'5" maximum x 8'9" (4.70m maximum x 2.67m)
Double glazed window to the rear. Built-in wardrobes can be added at an additional cost. TV point for freeview.

BEDROOM 3
12'3" x 8'8" (3.73m x 2.64m)
Double glazed window to the rear elevation. Built-in wardrobes can be added at an additional cost. TV point for freeview.

HOUSE BATHROOM
Modern three piece suite comprising toilet, bath with shower over and wash basin in vanity unit,
Chrome towel rail. All Bathrooms will be half tiled, with wet areas fully tiled. There is an option to have the Bathroom fully tiled, to be agreed with the Builders.

OUTSIDE
The property is approached through the enclosed courtyard. There is an enclosed, private rear garden providing outdoor space. The barn also comes with three car parking spaces, a carport and EV charging.

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.

AGENT'S NOTE
All fixtures and fittings are subject to change 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.

There will will be wiring for bathroom mirrors but 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 extras are to be paid prior to completion, upfront, alongside the build schedule 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, exchange of contracts will be required within 6 weeks of instruction of Solicitors with a 10% deposit payable upon 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.

SERVICES
All mains services are available or connected to the property.

HEATING
Heating will be supplied via a gas boiler, underfloor heating to the ground floor and radiators to the first floor, but the property will be heat pump ready.

DOUBLE GLAZING
The property will benefit from double glazing with slimline aluminium windows and doors.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING
Contact the agent’s Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net

AGENTS NOTES
Due to the properties being under construction the square footages are only approximate using thermal calculations.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are 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.
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