



Cobweb Cottage, 168 Ferry Lane, Woodmansey, Beverley, HU17 0SE

## COBWEB COTTAGE SITS IN AROUND TWO ACRES ALONG A QUIET COUNTRY LANE NEAR WOODMANSEY, JUST MINUTES FROM BEVERLEY AND HULL



Offering generous and flexible living space, including a self-contained annex, several outbuildings, stables, paddock and menage. The main house provides five reception rooms, four bedrooms and a spacious dining kitchen. With plenty of parking and a large double garage, it suits a range of needs while keeping everyday amenities close at hand.

## Agent's Perspective

Cobweb Cottage offers a rare balance of space, flexibility and countryside living, all within easy reach of Beverley and Hull.

Set along a quiet country lane, the property extends to around two acres and enjoys open views with regular wildlife passing through, giving it a real sense of space without feeling remote.

The house itself provides roughly 3,500 sq ft of accommodation, arranged to suit a wide range of lifestyles. There are five reception rooms, allowing for a mix of formal and informal spaces, whether that's for family life, working from home or entertaining.

A conservatory adds an extra sitting area with views across the grounds, while the 20' x 18' dining kitchen forms a natural hub of the home, with plenty of room for everyday use and gatherings.

There are four bedrooms in the main house, supported by three bathrooms, offering comfortable living for families or those who regularly host guests.





The layout is practical and well thought through, with good flow between rooms and flexibility in how spaces are used.

One of the standout features is the purpose-built self-contained annex. This provides independent living space, ideal for extended family, guests or even potential income, depending on requirements. It adds a layer of versatility that is increasingly sought after.

Outside, the grounds are equally adaptable. The property includes a range of outbuildings and stables, along with a menage and paddock, making it well suited to equestrian use or those simply wanting more outdoor space.

The gardens are private and manageable, offering a mix of open lawn and more sheltered areas.

Access and parking are straightforward, with a large forecourt that can accommodate multiple vehicles, including larger ones, along with a substantial double garage.



The current owners have invested significantly in the property over the past 25 years, maintaining and improving it throughout.

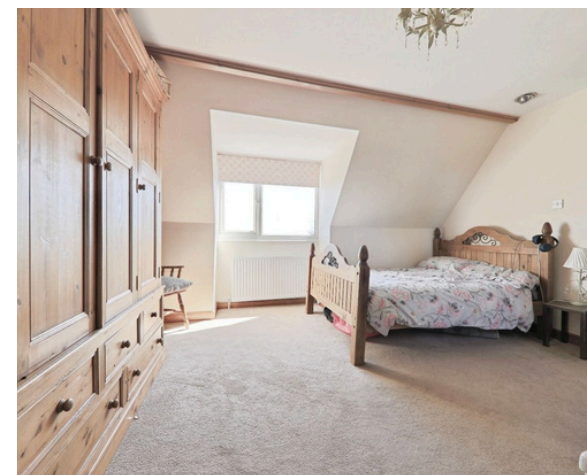
The result is a well-established home that is ready to be enjoyed, while still offering scope for a new owner to make it their own.

### Vendors Thoughts

We feel incredibly fortunate to have created a lifetime of cherished memories in this home. It has been a place where our family has grown, where every grandchild has celebrated birthdays, and where countless special moments have been shared.

Through both joyful and challenging times, this house has remained the heart of our lives, filled with laughter, love, and the company of our horses, dogs, cats and the surrounding wildlife.

This is more than just a house, it's a place to build a life. We hope its next owners will experience the same sense of comfort, connection, and lasting memories that have made it so special to us.



## Tenure

The property is freehold.

## Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band D.\*

## Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

## Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Viewings

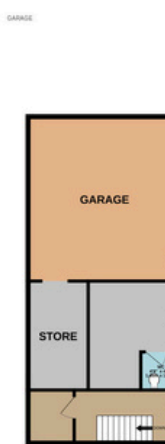
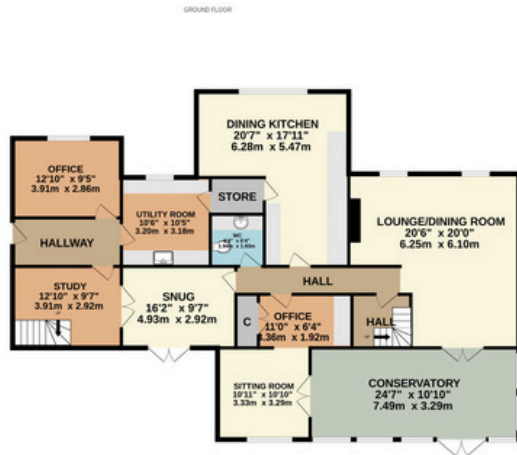
Strictly by appointment with the sole agents.

## Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine & Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

**Important Buyer Information:** To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.





FERRY LANE, WOODMANSEY, HU17 0SE

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