



Northgate, Cottingham, East Riding of Yorkshire
Offers over £275,000





KEY FEATURES

- Historic former crossing cottage
- Built in 1846
- Designed by John Townsend Andrews
- Three bedroom character property
- Charming period features throughout
- Two reception rooms and sunroom
- Modern shower room
- Stunning garden with Creyke Beck
- Generous outdoor space
- Rare and highly individual property
- EPC rating E



DESCRIPTION

A rare opportunity to acquire a truly distinctive period home of considerable charm, character and historical significance. Crossing Cottage was built in 1846 and designed by notable architect, John Townsend Andrews. Offering purchasers the chance to own a unique piece of local heritage in one of the area's most desirable village locations. This captivating cottage enjoys an enviable setting in the heart of Cottingham and is certain to appeal to buyers seeking something extra special.

Rich in period character and individuality, this property stands apart from more conventional homes, combining architectural interest with a wonderful sense of history and atmosphere. One of the most enchanting features of Crossing Cottage is the delightful garden, through which the picturesque Creyke Beck gently runs. This exceptional natural feature creates a peaceful and tranquil outdoor environment, adding further charm to an already remarkable home.

The setting is both enchanting and memorable, offering a lifestyle opportunity as much as a home. Internally the home provides characterful accommodation ideal for a range of purchasers, particularly those with an appreciation for period homes, unique architecture and properties that have a story of their own to tell. The cottage's historic origins offer warmth and personality that is not found in modern properties.

As you step through the front door and into the lounge, your breath will be taken away by the charm of the cottage. The beautiful living room is full of character, enjoying a bay window to the side aspect providing views of the passing trains and allowing natural light to flow into the room. The focal point is the attractive open fireplace, creating a warm and inviting atmosphere, ideal for both everyday living and for entertaining.

From the lounge you enter the dining room, this versatile second reception room offers space for family gatherings or formal dining. Full of charm and well suited to modern living this room provides flexibility of use and complements the cottage's appealing layout.

Next, the breakfast kitchen. This generously proportioned breakfast kitchen offers space for the keen chef with ample storage cupboards and preparation areas. Perfect for day to day living, the kitchen styling complements the cottage. From the kitchen is also the practical guest W.C.

Leading from the side of the kitchen is the sun room, bi-fold doors open to the private rear garden with picturesque views, sounds of the running beck and natural birdsong, this room allows you to relax, unwind and enjoy this property to its full potential.

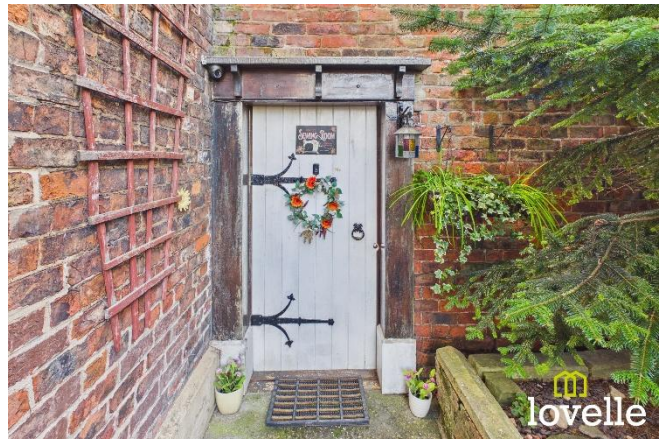
To the first floor are three generous bedrooms, each with their own views of the railway that this cottage was originally built to serve. The bedrooms are serviced by a generous, stylish shower room. The principle bedroom benefits from a range of fitted wardrobes and storage, dual aspect windows and a feature fireplace. There is a further generous double bedroom which is ideal for family living, visiting guests or those requiring additional space. A versatile third bedroom is suitable for use as a single bedroom, a nursery, dressing room or a home office depending on individual requirements.

The front garden provides an attractive approach to the property, beautifully complementing the Cottage's characterful brick elevations and distinctive appearance. Neatly arranged, it features a lawned area alongside gravelled pathways with well-stocked planted borders and decorative planters, adding colour and interest throughout. A mature evergreen tree creates an appealing focal point, while the enclosed setting offers a pleasant degree of privacy and a charming first impression on arrival. Altogether, the front garden is both well maintained and in-keeping with the cottage's period character, enhancing the home's overall kerb appeal.

The rear garden is an escape from the busy everyday life and is a particularly charming feature of the property. Offering a wonderfully private and distinctive outdoor space, beautifully arranged to provide a variety of areas to enjoy. It includes an extensive paved patio ideal for seating and entertaining, together with a superb stable now acting as a carport with the original hay store above, retained. A truly special feature is the section of Creyke Beck running through the garden, creating a tranquil backdrop, rarely found in residential gardens. Bridges and steps lead across the garden with planted borders, mature trees and established greenery providing the space with privacy and maturity. Beyond the beck, the garden continues with further planted areas and a tucked-away decked seating area, providing space to enjoy the surroundings. Back towards the house is a large patio area leading from the house, the perfect space to host and entertain throughout the year. Double gates provide vehicular access if required.

Crossing Cottage represents a rare and exciting opportunity to purchase a home with real character and architectural pedigree, all set within a very unique and individual setting.

Viewing is highly recommended to fully appreciate the character, history and appeal that this charming cottage has to offer, in abundance!





PARTICULARS OF SALE

Lounge

5.46m x 3.61m (17'11" x 11'10")

Full of character this lounge benefits from natural light from dual aspect windows. Bay window to the side elevation. A feature fireplace acts as a focal point to the room.

Dining room

3.58m x 3.65m (11'8" x 12'0")

A versatile dining room in the centre of the house with access to the breakfast kitchen and lounge. Stairs lead to the first floor accommodation.

Kitchen

5.18m x 2.55m (17'0" x 8'5")

This country cottage feel kitchen features a range of base and wall units in country cream with neutral countertops. Ample space for storage and preparation. A window to the rear elevation. Access to guest WC, sunroom and dining room.

Sunroom

3.52m x 4.06m (11'6" x 13'4")

Bring the outdoors indoors with bifold doors that allow you to enjoy the garden views all year round. Exposed bricks add to the contemporary feel of this room, contrasting the rest of the cottage.

WC

Low flush toilet and hand basin. Practical and convenient.

Storeroom

2.97m x 4.03m (9'8" x 13'2")

Providing extra storage space for all your needs. Access door to the front garden.

Landing

6.36m x 0.96m (20'11" x 3'1")

Providing access to bedrooms and shower room.

Bedroom

5.47m x 3.65m (17'11" x 12'0")

This well proportioned principle bedroom features dual aspect windows to the front and side elevation. A range of fitted wardrobes and storage. A feature fireplace adds to the charm of this room. Views of the trainline and crossing that this cottage was built to serve.

Bedroom

2.54m x 3.55m (8'4" x 11'7")

A generous second bedroom with window to the rear elevation with views over the garden and trainline.

Bedroom

2.53m x 2.48m (8'4" x 8'1")

A generous third bedroom that is suitable for a single bed, nursery, dressing room or home office.

Shower room

2.64m x 2.53m (8'8" x 8'4")

This generous shower room features a three piece suite comprising of shower unit, hand basin and close coupled toilet. Chrome



heated shower rail and storage cupboard housing boiler.

Outside

The outside space is a particularly special feature of Crossing Cottage. The gardens offer a delightful setting in which to relax, unwind and enjoy everything this property has to offer. Creyke Beck running through the garden is a truly tranquil and memorable backdrop. The garden also offers a covered carport from the old stable, with hay store above, ideal for storage, hobbies, workshop or off street parking. To the front are decorative gardens with a notable fir tree complementing the cottage.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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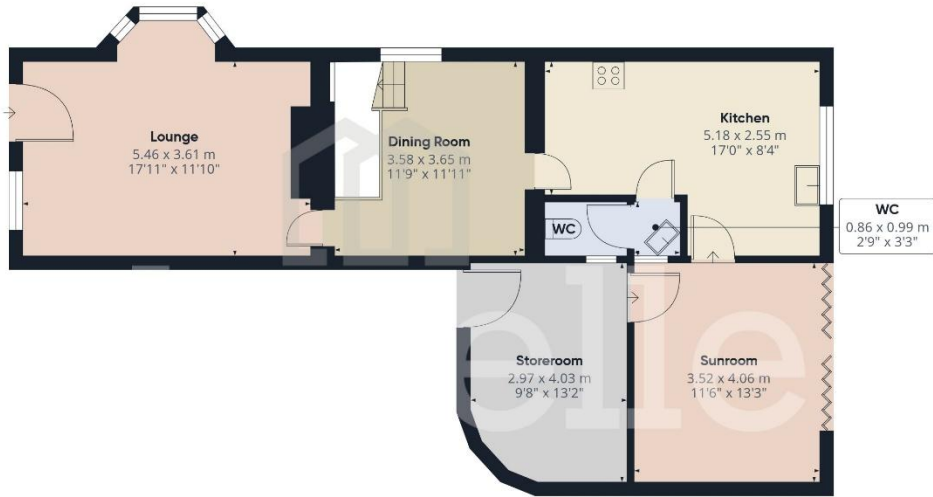
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

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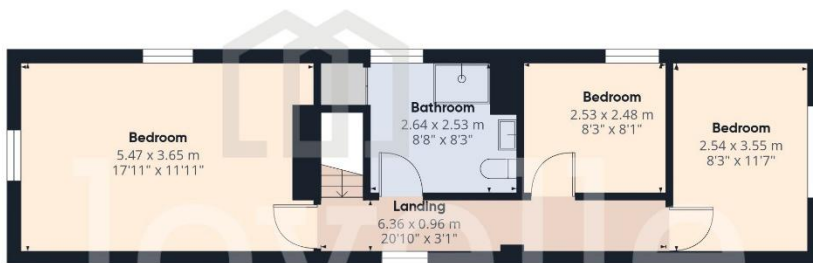
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0

Approximate total area⁽¹⁾
127 m²
1368 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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