



£475,000

Walnut Tree Cottage, Cottingham, LE16 8XH



Carter Williams
Estate and Letting Agents



Nestled in the highly sought-after village of Cottingham, this beautifully presented three-bedroom stone-built cottage has been fully refurbished to an exceptional standard, seamlessly blending character features with modern living.

The property is approached via a gravel driveway, providing off-road parking for multiple vehicles and setting the tone for the quality found throughout. The central entrance hallway offers access to all ground floor accommodation. To the right, the main reception room is an inviting lounge, accessed via elegant double doors. This spacious room features a charming fireplace with a gas log burner and benefits from large sliding glass doors that open out onto the garden, allowing for an abundance of natural light and delightful views over the surrounding village and church. Directly ahead from the hallway is a practical and well-designed cloakroom/ utility, complete with a hand wash basin, low-level WC, boiler housing, and useful counter top space with plumbing for white goods below. To the left of the hallway is the second reception room, currently utilised as a dining room. This characterful space boasts its own feature fireplace and stairs rising to the first floor. A door from here leads into the recently remodelled kitchen, now a stylish and contemporary hub of the home. The kitchen offers ample worktop space, a range of base and wall-mounted units, an integrated dishwasher, and a pantry-style cupboard with power for small appliances. A useful porch/boot room adjoins the kitchen, featuring a traditional stable door that provides a secondary entrance to the property. Upstairs, the generous principal bedroom enjoys dual-aspect windows, flooding the room with natural light. The second bedroom is also a spacious double, while the third is a comfortable small double. The landing benefits from fitted storage, and the accommodation is completed by a stunning four-piece family bathroom, comprising a hand wash basin, low-level WC, separate shower unit, and a striking roll-top bath as the centrepiece. Externally, the property continues to impress. A patio area extends from the lounge, ideal for outdoor seating and entertaining, leading down to a beautifully landscaped lawn. The garden has been thoughtfully designed and prepared to accommodate a substantial log cabin, which is already in place. This versatile outbuilding is split into two sections: one providing practical garden storage, and the other currently used as a home office- perfect for remote working, but equally suited as a gym, studio, or bar area. The property has undergone extensive improvements, including new windows and doors throughout, comprehensive damp proofing, full redecoration, new flooring, a refitted cloakroom, installation of a feature fireplace in the lounge, and complete landscaping of the garden. Council Tax Band: C. EPC Rating: E





Lounge 5.15m (16' 11") x 4.02m (13' 2")

Dining Room 4.48m (14' 8") x 3.69m (12' 1")

Kitchen 2.92m (9' 7") x 4.46m (14' 8")

Cloakroom 1.80m (5' 11") x 1.70m (5' 7")

Bedroom 3.94m (12' 11") x 4.00m (13' 1")

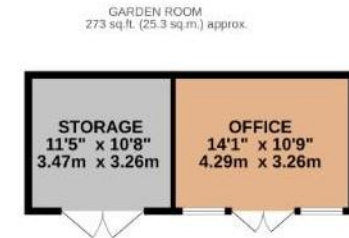
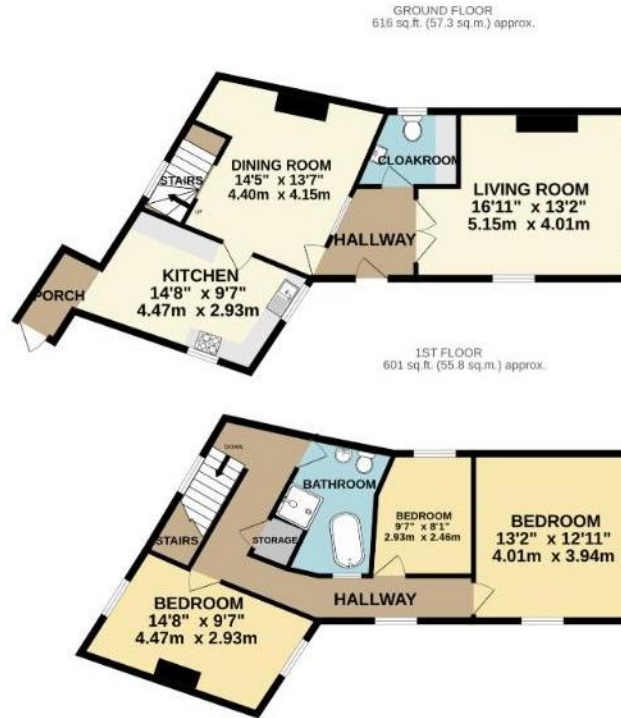
Bedroom 4.56m (15' 0") x 3.82m (12' 6")

Bathroom 2.32m (7' 7") x 2.35m (7' 9")

Bedroom 2.92m (9' 7") x 2.46m (8' 1")

Cabin





TOTAL FLOOR AREA : 1490 sq.ft. (138.4 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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60 High Street
Burton Latimer
NN15 5LB
01536 723561

info@carter-williams.co.uk
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