



1 Cottage Drive, Kirk Ella, East Riding Of Yorkshire, HU10 7PE

FINE & COUNTRY

SET ON A GENEROUS PLOT OF AROUND 1/5 ACRE  
1 COTTAGE DRIVE OFFERS IMPRESSIVE SPACE IN A WELL-REGARDED PART OF KIRK ELLA



With nearly 3,500 sq. ft., the layout is flexible and suits a range of needs, including multi-generational living or working from home. There are up to six bedrooms, five bathrooms, and several reception rooms, along with a separate annex. The south-facing garden and west-facing terrace add to the appeal, making this a practical and well-rounded home.

## Agent's Perspective

This is a rare chance to secure a large family home in a prime Kirk Ella setting, positioned on the corner of West Ella Road and Cottage Drive. The plot extends to around 1/5 acre, giving a strong sense of space both inside and out.

The house offers close to 3,500 sq. ft. of accommodation, making it ideal for buyers who want room to grow. The layout is flexible and can adapt to different lifestyles. Whether you need several reception rooms, extra bedrooms, or dedicated workspaces, this property gives you options without compromise.

At the centre of the home is a smartly updated kitchen, finished to a high standard and ready for everyday use.

The bathrooms have also been refitted, so you can move straight in without the need for major work.

Across the ground floor, the reception rooms provide a good mix of formal and informal spaces, suited to both family life and hosting guests.





There are up to six bedrooms, supported by five bathrooms, which helps avoid the usual morning rush.

The size and layout make it easy to accommodate larger families or visiting guests with comfort.

A key feature is the self-contained one-bedroom annex. This works well for extended family, older children wanting their own space, or even as a private area for working from home. It adds real flexibility and long-term value to the property.

Outside, the south-facing garden enjoys good natural light through the day, while the west-facing terrace is well placed for evening use. The plot gives a sense of privacy without being difficult to manage. A large double garage and ample parking complete the practical side of the home.



The location is a strong draw, with access to well-regarded schools and a wide range of local amenities.

Properties of this size in such a setting are not often available at this level, especially when considering the price per square foot.

For buyers looking for space, flexibility, and a well-positioned home, this is one to take seriously.

#### Owners Thoughts

We moved into this house 10years ago because it offered such versatile and spacious accommodation that catered for the needs of 3 generations.

It has been perfect in allowing independence for us all but always being together and there for each other. The annexe provided an integrated but separate area with its own access.

The house is located in such a beautiful area that is always enjoyed especially with many facilities nearby.

#### 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 G.\*

## 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.

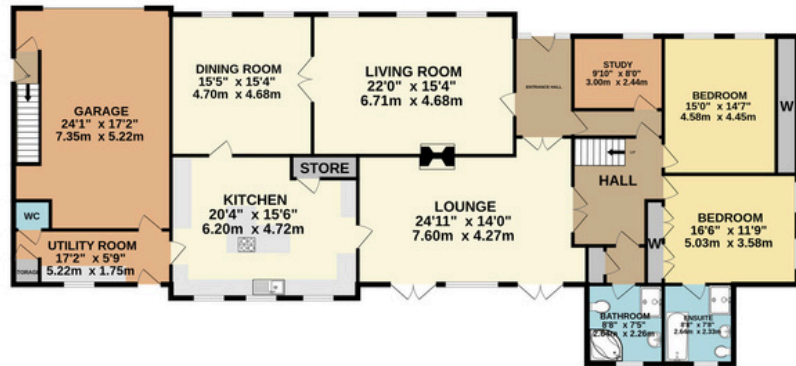
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GROUND FLOOR  
2604 sq.ft. (242.0 sq.m.) approx.



1ST FLOOR  
1168 sq.ft. (108.5 sq.m.) approx.



COTTAGE DRIVE, KIRK ELLA, HU10 7PE

TOTAL FLOOR AREA : 3772 sq.ft. (350.4 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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To find out more or to arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

