Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk

High Wood Cottage , Kilnwick, Driffield YO25 9JF

Guide Price £675,000

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- A real "life in the country home" surrounded by open countryside and woodland.
- Extremely versatile accommodation.
- Up to five bedrooms.
- Potential separate annexe.
- Three bathrooms.
- Superb modern kitchen day room.
- Site area extends to one acre.
- Gravelled drive and parking.
- Detached double garage.
- Council Tax Band: F EPC Rating: D

A wonderful detached residence which really does offer an "escape to the country" home being located in the heart of the East Yorkshire Wolds countryside surrounded by woodland and open fields.

This wonderful family home extends to approximately 2,600 square feet and offers particularly versatile accommodation including the potential for a separate annexe for a dependent relative or older child.

The property could be arranged to offer up to five bedrooms with three reception rooms whilst the 24 foot modern kitchen day room provides the heart of the home and also offers a delightful walk-in pantry. The master bedroom benefits from an en-suite shower room along with a family bathroom and a further extremely useful shower room at ground floor.

The site extends to one acre with excellent well stocked gardens and woodland along with a gravelled driveway leading to a very good size parking area and detached double garage.

LOCATION
Good local facilities are available in the village of Hutton Cranswick including a railway station and full facilities are available in Beverley some 7 miles distant and Driffield some 6 miles distant.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH
7'0" x 5'0" (2.13m x 1.52m)
PVCu sealed unit double glazed windows to two elevations.

LIVING ROOM
24'0" x 16'0" narrowing to 14'0" (7.32m x 4.88m narrowing to 4.27m)
Stone fireplace with tile hearth and multifuel stove fitted. French doors to kitchen day room. PVCu sealed unit double glazed windows and two radiators.

SITTING ROOM
11'8" x 10'5" (3.56m x 3.18m)
PVCu sealed unit double glazed French doors to conservatory and radiator.

CONSERVATORY
15'0" x 12'0" (4.57m x 3.66m)
Of PVCu sealed unit double glazed and brick construction with slate floor.

STUDY
16'2" x 9'10" (4.93m x 3.00m)
PVCu sealed unit double glazed windows to two elevations. Return staircase to first floor. Two radiators.

KITCHEN DAY ROOM
24'0" x 12'0" (7.32m x 3.66m)
A lovely welcoming open space having an extensive range of grey gloss base and eye level units with stone work surfaces incorporating a double bowl sink, double electric oven with warming drawer, microwave, integrated fridge freezer and four ring induction hob with PVCu sealed unit double glazed windows and radiator.

WALK-IN PANTRY
8'0" x 5'6" (2.44m x 1.68m)
Fitted stone shelves and quarry tile floor with PVCu sealed unit double glazed window.

REAR HALLWAY
PVCu sealed unit double glazed entrance door and radiator. Tile floor.

CLOAKROOM
Low level w.c. and wash hand basin. Tile floor.

SHOWER ROOM/UTILITY
8'7" x 5'3" (2.62m x 1.60m)
Shower in separate cubicle. Plumbing for automatic washing machine and dishwasher. PVCu sealed unit double glazed window and radiator. Tile floor.

BEDROOM 5
11'3" x 10'3" (3.43m x 3.12m)
Period style wooden fireplace surround. PVCu sealed unit double glazed window and radiator.

FIRST FLOOR

LANDING
PVCu sealed unit double glazed window.

BEDROOM 1
20'3" x 11'10" (6.17m x 3.61m)
PVCu sealed unit double glazed window and radiator. Walk-in store room. Door into Office/Nursery.

EN-SUITE SHOWER ROOM
Showering cubicle, wash basin and low level w.c. PVCu sealed unit double glazed window and chrome towel radiator.

OFFICE / NURSERY
9'9" x 10'5" (2.97m x 3.18m)
PVCu sealed unit double glazed window and radiator. Under eaves storage.

BEDROOM 2
12'9" x 11'0" (3.89m x 3.35m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 3
11'5" x 10'0" (3.48m x 3.05m)
PVCu sealed unit double glazed windows to two elevations, Period cast iron fireplace and radiator.

BEDROOM 4
12'0" x 9'3" (3.66m x 2.82m)
PVCu sealed unit double glazed window, skylight and radiator.

FAMILY BATHROOM
8'0" x 5'6" (2.44m x 1.68m)
P-shaped bath with shower over and wash basin. Skylight, PVCu sealed unit double glazed window and chrome towel radiator.

SEPARATE W.C.
Low level w.c. and wash hand basin. PVCu sealed unit double glazed window.

OUTSIDE
The property stands on a substantial plot which we believe extends to an acre and has been extremely well maintained and stocked by the current owners. There is an abundance of wild flowers, bulbs and mature trees attracting a host of wildlife to the gardens. There is a large lawned area to the front and side of the property whilst at the rear there are hidden seating spaces along with delightful woodland areas. There is a side gravelled driveway leading to a substantial parking area.

There is also a brick and tile construction outhouse.

DOUBLE GARAGE
Of brick and tile construction with roller shutter door having light and power laid on.

SERVICES
Mains water and electricity are connected to the property. Drainage is to a septic tank.

CENTRAL HEATING
The property benefits from an oil fired central heating system.

DOUBLE GLAZING
The property benefits from PVCu double glazing.

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

VIEWING
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an 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 Beverley office on 01482 886200 or email beverley@qandc.net

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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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . 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.