

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*Apartment 3 The Stables, Raywell, Cottingham, East Yorkshire, HU16 5WH*

- 📍 Stunning First Floor Apartment
- 📍 Great Character
- 📍 Fabulous Grounds
- 📍 Council Tax Band = C
- 📍 Lounge with Vaulted Ceiling
- 📍 Two Double Bedrooms
- 📍 Bathroom & En-Suite
- 📍 Freehold / EPC = E

**£169,950**

## INTRODUCTION

Set within six acres of beautifully landscaped grounds, this Grade II listed Coach House is situated behind the historic Raywell House and features six individual apartments arranged around a central courtyard. Apartment 3 is a stunning first-floor residence that successfully balances high-quality 21st-century living with the building's original early 19th-century architecture. The exterior is defined by a striking symmetrical frontage topped with a signature clock face, while the interior offers light and airy accommodation throughout.

The living space is headlined by a spacious lounge featuring a vaulted ceiling and exposed trusses, creating a sense of volume and character. The modern kitchen and contemporary bathroom are finished to a high standard, complementing the master bedroom which features beamed ceilings and dual-aspect views over the grounds and neighbouring woodland. The second bedroom also benefits from its own en-suite. Residents enjoy secure gated entry, designated parking, and full access to the extensive communal gardens, which now include a nearby delicatessen and tea shop.



## LOCATION

Surrounded by peaceful rolling countryside, Raywell House is conveniently located only a few minutes drive away from Cottingham and Willerby Shopping Park which includes a Waitrose store. The area is dotted with picturesque villages and Raywell House is in easy driving distance of the market town of Beverley famous for its Minster which dominates the skyline. It is a major shopping destination for the region with its mix of well known High Street names and specialist retailers, enhanced further by the recently opened Flemingate Shopping Centre. Beverley Race Course on the 550 acre Westwood add to the town's character. The attractive villages of Cottingham, Swanland, Kirk Ella and West Ella together with the city of Hull and the Humber Bridge are within good proximity. The area also benefits from major transport links with the rest of the UK and Europe. East Yorkshire itself is a county of contrast with dramatic coastal landscapes and the chalk uplands of the Yorkshire Wolds. The area offers plenty of scope for outdoor pursuits - walking, sailing, cycling and golf including a nearby golf course.



## *ACCOMMODATION*

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:



## *ENTRANCE HALLWAY*

With stairs leading up to the first floor.

## LOUNGE

A south facing aspect and vaulted ceiling with exposed trusses give this lovely room a light and airy feel. There is a cupboard to the corner housing the water tank and a window overlooks the rear courtyard.





## INNER HALLWAY

With access to all rooms.

## KITCHEN

Having a range of contemporary high gloss fronted base and wall mounted units with contrasting work surfaces and upstands. There is a sink and drainer with mixer tap, integrated oven, hob, stainless steel splashback and hood above, fridge freezer and washing machine. Spotlights to the ceiling, window with a south facing aspect.



## BEDROOM 1

With windows to the south and west elevations offering views of the grounds and neighbouring woodland. A vaulted ceiling with exposed trusses provides a light and airy feel.





## BEDROOM 2

With window to the west elevation enjoying views of the grounds and neighbouring woodland.



## EN-SUITE

With suite comprising large shower enclosure, wash hand basin, low flush WC, heated towel rail, Porcelanosa tiling to the floor and half tiled walls. Inset downlighters.



## BATHROOM

With quality suite comprising bath, wash hand basin, low flush WC. Heated towel rail, Porselanosa tiling to the walls and floor.



## OUTSIDE

The property is accessed via the main gate and sweeping driveway. The coach house is located behind Raywell House and the apartment is accessed across a central courtyard. There is a designated parking space and generous parking for visitors.





## *HEATING*

The property has the benefit of heating to radiators. Each apartment is served by the communal oil fired boilers which have individual feeds.

## *GLAZING*

The property has the benefit of partial double glazing.

## *TENURE*

The apartment is leasehold with an annual maintenance fee payable by all residents. This fee includes the maintenance of communal areas, gardens, building insurance, weekly caretaker visit and window cleaning. We understand that this charge is paid monthly and is currently £300 per month.

We understand there are 106 years remaining on the lease which commenced in 2007.

We have been informed that the ground rent is £100pa.

## MANAGEMENT

Raywell House Management Company Ltd. organised the running of the estate. All residents hold a stake in the management company therefore being able to influence the way the estate is managed.

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also been used to enhance photography.

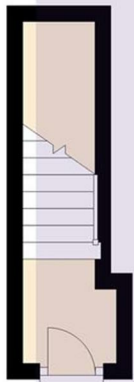
## PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



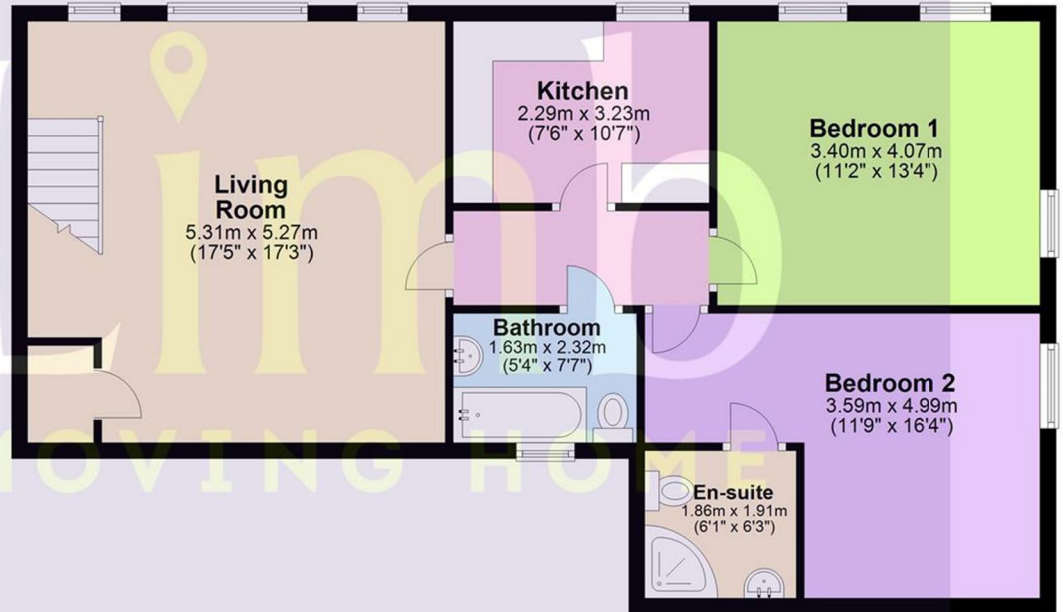
### Ground Floor

Approx. 4.2 sq. metres (45.0 sq. feet)



### First Floor

Approx. 77.6 sq. metres (835.1 sq. feet)



Total area: approx. 81.8 sq. metres (880.1 sq. feet)  
**Apt 3 The Stables**

