



**Great Gutter Lane West, Willerby, HU10 6DP**

Guide Price £650,000





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Platinum Collection

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Guide Price £650,000-£675,000. This stunning detached period property effortlessly blends traditional character with a modern, elegant finish, offering over 3,000 sq ft of beautifully appointed accommodation. The ground floor features three spacious reception rooms, a fabulous breakfast kitchen, a practical utility room, and a downstairs cloakroom. On the first floor, there are four generous double bedrooms, three with en-suite facilities, along with a stylish family bathroom. The second floor provides a further double bedroom, perfect for guests or flexible use, and the property also benefits from a detached coach house. Externally, a gated horseshoe driveway and car port provide ample parking, while the superb rear garden boasts a fantastic outdoor entertainment area, ideal for hosting and relaxing. A true one-off home that combines timeless charm with contemporary living.





# Great Gutter Lane West, Willerby, HU10 6DP

## Key Features

- Period Detached Residence
- 5 Bedroom Family Home
- 3 Reception Rooms
- Beautiful Breakfast Kitchen
- Over 3,000 sqft of Accommodation
- Horseshoe Gated Driveway
- Fabulous Outdoor Entertainment Area
- Detached Coach House
- A True One Off
- EPC =



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

## **WILLERBY**

Willerby is an East Riding of Yorkshire village located on the Western outskirts of the City of Kingston upon Hull. Located approximately 5 miles West of Kingston upon Hull and approximately 8 miles from the historic market town of Beverley. Motorway access can be located via the A63/M62 with further trunk routes located over the Humber Bridge. Willerby/Kirk Ella have two primary schools; St Andrews in Kirk Ella and Carr Lane in Willerby, with the secondary school located in Willerby. Hymers College and Hull Collegiate are within driving distance. There are a range of shopping facilities in Willerby; Waitrose, Aldi, Lidl, Iceland with other retail outlets. Anlaby retail park is within close proximity with a further range of amenities.

## **GROUND FLOOR;**

### **PORCH**

Providing access to the accommodation.

### **ENTRANCE HALL**

A welcoming entrance hall with stairs off.

### **SITTING ROOM**

A beautiful sitting room with bay window to the front elevation with wooden shutters, feature fireplace housing an open fire, vertical radiator.

### **DINING ROOM**

A versatile reception space currently utilised as a dining room with a bay window to the front elevation with wooden shutters, feature cast-iron fireplace and laminate wood flooring.

### **LIVING ROOM**

A generous living room with media wall, windows to the side and rear elevations with wooden shutters and a feature fireplace housing a log burning stove.

### **BREAKFAST KITCHEN**

Fabulous breakfast kitchen with white shaker wall and base units, laminated work surfaces and splashbacks, kitchen island and breakfast bar. Integrated appliances include an Extractor, Coffee Machine, Wine Cooler, Automatic Dishwasher and a Microwave. Further benefitting from tiled flooring with underfloor heating, windows to the side elevations and glazed doors leading to the conservatory.

## **UTILITY ROOM**

With cream shaker wall and base units, laminated work surfaces, integrated appliances include a Washing Machine and a Tumble Dryer. Further benefitting from tiled flooring with under-floor heating, glazed double doors leading to the kitchen, boiler/storage cupboard, access to the WC, sash window to the side elevation and sliding doors to the rear elevation.

### **WC**

Fully tiled with low flush WC, wash hand basin, heated towel rail and a window to the side elevation.

## **FIRST FLOOR;**

### **MASTER BEDROOM**

A superb master suite with fitted wardrobes, recessed spotlights, access to the en-suite shower room, sash window to the side elevation with wooden shutters and sliding doors to the balcony with unrivalled views.

### **EN-SUITE**

Fully tiled shower room with a three piece suite comprising of a walk-in shower, concealed cistern WC and a vanity wash hand basin. Further benefitting from underfloor heating, heated towel rail and a window to the side elevation.

### **BEDROOM 2**

A bedroom of double proportions with sash windows to the front and side elevation with wooden shutters, a walk in wardrobe and access to the en-suite.

### **EN-SUITE**

With a three piece suite comprising of a panelled bath with overhead shower, a vanity wash hand basin and low flush WC. Further benefitting from a heated towel rail, under-floor heating and a sash window to the rear elevation.

### **BEDROOM 3**

A further double bedroom with fitted wardrobes and chest of drawers, recessed spotlights, two sash windows with wooden shutters to the front elevation and access to the en-suite.

## **EN-SUITE**

A fully tiled en-suite with a three piece suite comprising of a shower cubicle, low flush WC and a vanity wash hand basin. Further benefitting from under-floor heating, recessed spotlights and a sash window with wooden shutters.

### **BEDROOM 4**

A bedroom of double proportions with fitted sliding wardrobes and chest of drawers, recessed spotlights and two sash windows with wooden shutters.

### **BATHROOM**

Spacious, fully tiled family bathroom with a four piece suite comprising of a shower cubicle, panelled bath, low flush WC and a vanity wash hand basin. Further benefitting from recessed spotlights, under-floor heating, heated towel rail and two sash windows to the rear elevation.

## **SECOND FLOOR;**

### **BEDROOM 5**

A bedroom of double proportions with window to the front elevation.

## **EXTERNAL;**

### **COACH HOUSE**

The coach house is accessed via the rear garden and has the flexibility to be an annex or used as further reception space. Currently utilised as a games room with WC and office, benefitting from separate heating system and electric circuit board.

### **GARAGE**

Sitting beneath the Coach house with fitted work benches, light and power supply, side hinged doors.

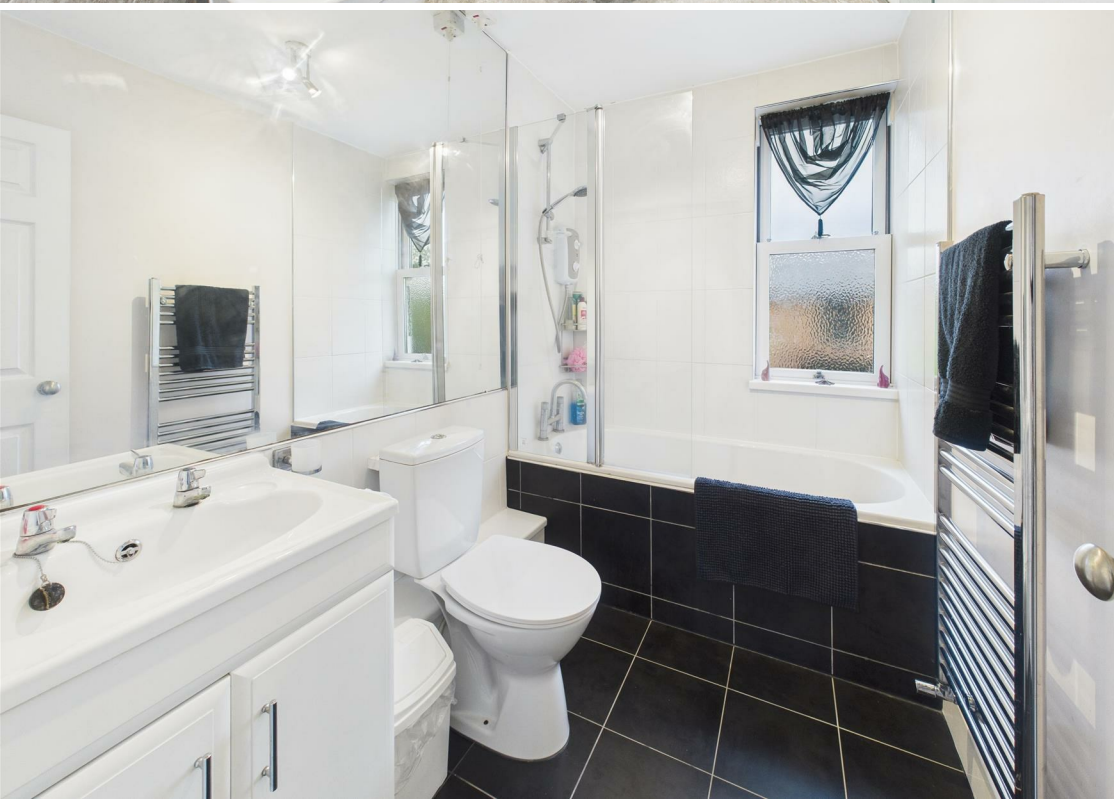
### **FRONT**

A gated horse-shoe driveway providing ample off-street parking for multiple vehicles.

### **CAR PORT**

A gated car port providing further off-street parking and/or storage.







## REAR GARDEN

The garden has been cleverly designed to offer a variety of inviting spaces, perfect for both everyday use and entertaining. A paved patio area provides a smart setting for outdoor dining, while raised planter beds add structure and greenery. The artificial lawn keeps the space looking neat and low maintenance all year round. A superb covered entertainment area with an outdoor kitchen and bar creates the ideal spot for gatherings, with further seating areas offering plenty of room to relax and enjoy the surroundings.

## GENERAL INFORMATION

**SERVICES** - Mains water, electricity, gas and septic tank drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of replacement PVC double glazed frames.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

**VIEWING** - Strictly by appointment with the sole agents.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

## TENURE

We understand that the property is Freehold.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENTS NOTES

Philip Bannister & Co.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 Philip Bannister & Co.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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on

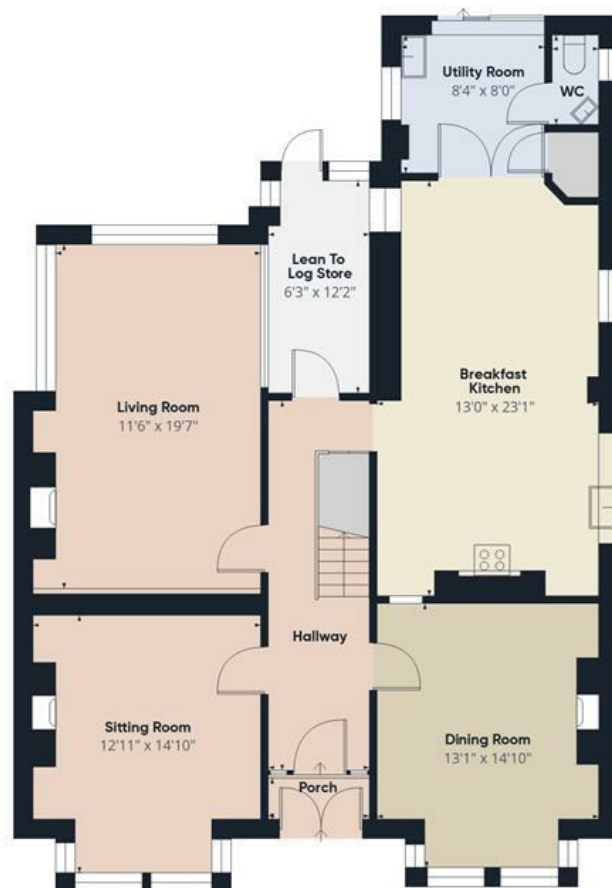
the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens 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. In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)











Ground Floor Building 1



First Floor Building 1



Floor 2 Building 1

Approximate total area<sup>(1)</sup>

2349 ft<sup>2</sup>

Balconies and terraces

65 ft<sup>2</sup>

(1) Excluding balconies and terraces

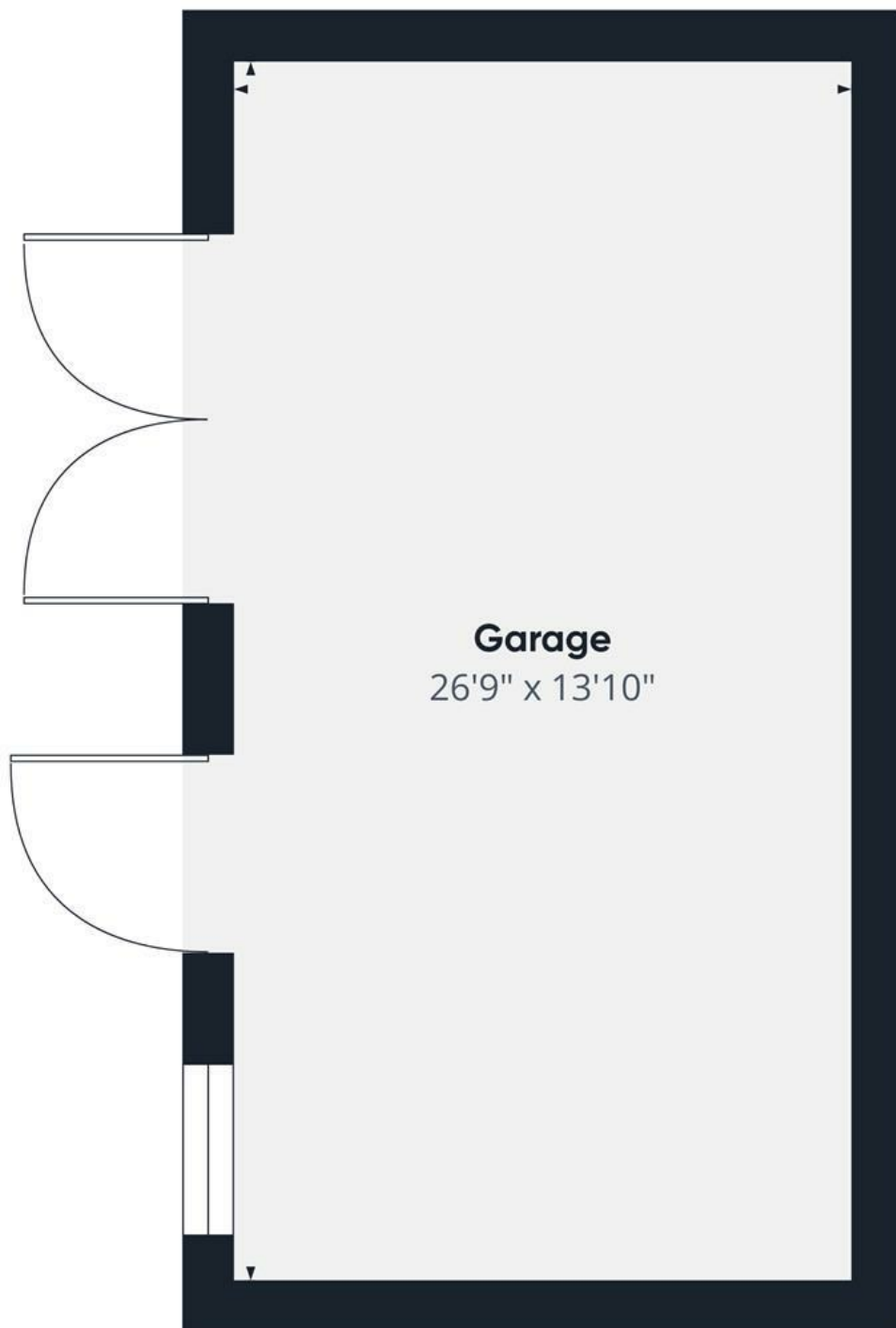
Reduced headroom

..... Below 5 ft

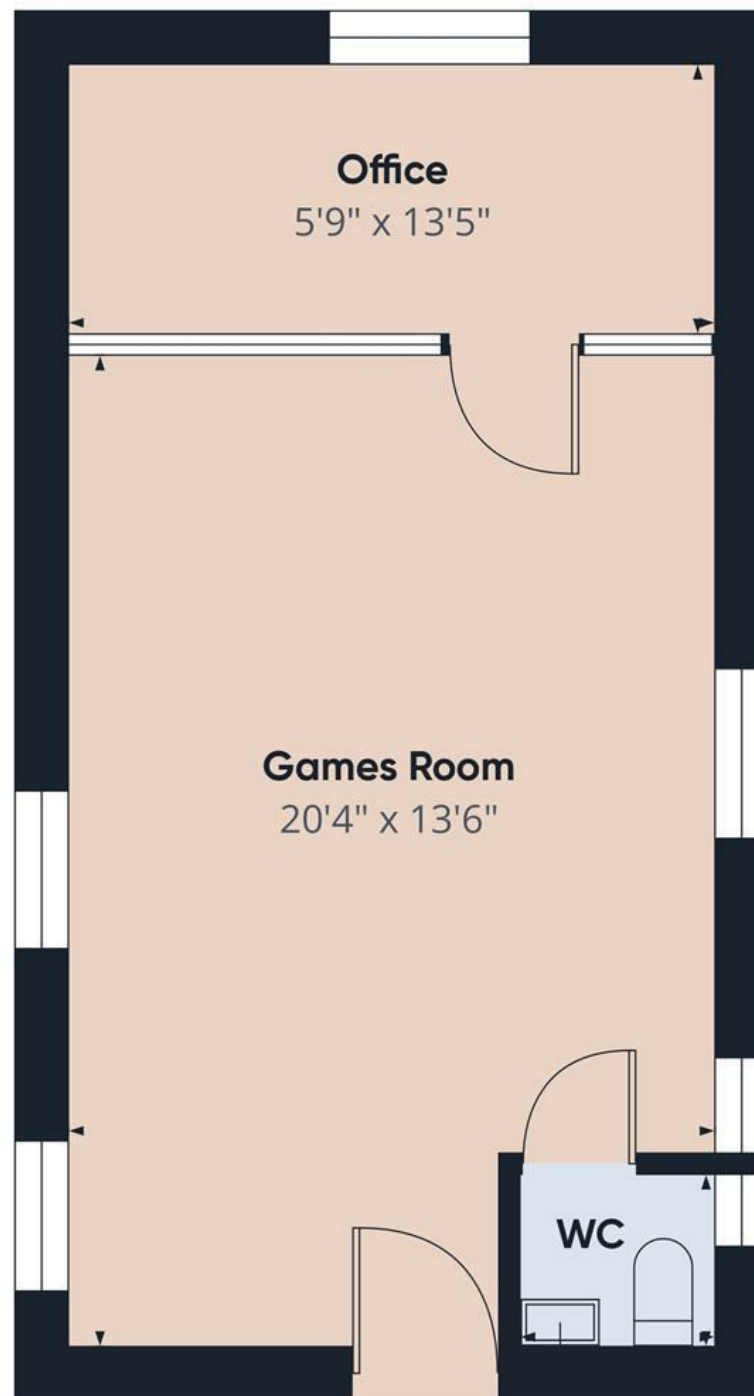
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 2



First Floor Building 2

Approximate total area<sup>(1)</sup>  
731 ft<sup>2</sup>

(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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