



Quick & Clarke

PROPERTY SPECIALISTS

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Lavender Cottage, 18 Queens Mead, Lund, Driffield YO25
£395,000

- Wonderful modern cottage
- Incredible location
- Panoramic countryside views
- Four bedrooms
- Beautiful garden
- Ample car parking and garage
- 23'0" living room
- Wonderful garden room
- Highly sought after village
- Council Tax Band: C EPC Rating: E

A wonderfully warm and welcoming modern cottage which at almost 1100 square feet is larger than many detached properties and stands on the most incredible plot with panoramic wide ranging countryside views. Lavender Cottage is presented to the highest standard and makes the most of its outstanding position with the addition of a delightful garden room making the most of the garden and countryside views. This is complemented by the 23'0" living room, country kitchen and the four first floor bedrooms with family bathroom. There is also ample off street car parking along with an attached single garage. There are very few opportunities to acquire a property of this standard in such a location and this really is one not to be missed.

LOCATION

Lund is a most sought after residential village being located between Beverley and Driffield and being convenient for access to both towns. The village itself is populated by a number of cottage style properties with the highly regarded Wellington public house/restaurant being one of its focal points.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Herringbone parquet style flooring and radiator.

LIVING ROOM

22'9" x 11'8" narrowing to 9'9" (6.93m x 3.56m narrowing to 2.97m)
PVCu sealed unit double glazed windows along with open access to the garden room. Three radiators.

GARDEN ROOM

15'5" x 9'0" (4.70m x 2.74m)
Herringbone parquet style flooring with PVCu sealed unit double glazed French doors, window and radiator.

KITCHEN

9'10" x 7'8" (3.00m x 2.34m)
A delightful cottage style timber kitchen made up of base and eye level units with timber work surfaces and incorporating a Belfast sink along with integrated fridge freezer and space for cooking range. Herringbone parquet style flooring and downlighters.

FIRST FLOOR

LANDING

Loft access

BEDROOM 1

15'3" x 11'0" (4.65m x 3.35m)
Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

BEDROOM 2

11'3" x 7'6" (3.43m x 2.29m)
Built-in cupboard and PVCu sealed unit double glazed skylight.

BEDROOM 3

12'3" x 7'6" (3.73m x 2.29m)
PVCu sealed unit double glazed window and radiator.

BEDROOM 4

9'2" x 8'6" (2.79m x 2.59m)
Currently used as a snug and having PVCu sealed unit double glazed window and radiator.

BATHROOM

7'6" x 6'3" (2.29m x 1.91m)
Roll top slipper bath with shower in separate cubicle, low level w.c. and pedestal wash basin. Tile effect flooring, half tiled walls and Victorian style chrome towel radiator. Sealed unit double glazed skylight.

GARAGE

18'9" x 8'6" (5.72m x 2.59m)
Integral single garage with roller shutter door. PVCu sealed unit double glazed windows and personal access door housing the oil fired central heating boiler.

OUTSIDE

The property is approached by a gravel driveway and offers excellent gravel forecourt parking.

To the rear of the property is the most stunning cottage garden laid mainly to lawn with very well stocked and planned flowerbeds along with hawthorn hedging, perfectly complementing the expansive countryside views beyond.

To the side of the property is an extremely useful gravel seating area along with brick sett paths.

SERVICES

Mains electricity and drainage services are available or connected to the property.

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



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.

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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