



Fern Cottage Main Street, Reedness, Goole



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Offers in excess of £299,900

- Detached Cottage
- Four Bedrooms
- River Views
- Large Garage & Parking
- Double Sided Log Burner
- Sought After Location
- Freehold
- EPC rating F



Nestled in the peaceful village of Reedness in Goole, this enchanting cottage, dating back to the early 1800s, is brimming with character and modern comforts. As you step into the inviting entrance hall, complete with built-in storage, you are led through to a cosy living room, warmed by a double-sided log burner that divides the space beautifully. Beyond the living room lies a delightful dining area, with a door opening onto a serene rear garden—a perfect oasis for relaxation. Returning to the entrance, the cottage also offers a spacious kitchen-diner, where a large window floods the room with natural light and a view of the garden. From here, a side hall leads to a WC, a utility room with garden access, and a large garage. Upstairs, the cottage unfolds into a spacious master bedroom with front-to-back double-aspect windows and built-in wardrobes, alongside two further generous doubles, one with built-in wardrobes, a good sized forth and a beautifully appointed bathroom.

Outside, a parking space is at the front, while the rear boasts a stunning patio, mature shrubs, and a built-in pergola with power and heating. A large shed, also with power, sits at the rear,



and a bank offers serene river views—plus, a mooring is included.

The village itself is a tranquil retreat, with a close-knit community, riverside charm, and easy access to Goole's amenities and transport links. This beautifully presented home is ideal for families, offering a perfect balance of countryside charm and convenience.

Entrance/Hall 2.85m x 2.91m (9'5" x 9'6")

Living Diner 2.87m x 3.81m (9'5" x 12'6")

Dining Area 3.35m x 2.8m (11'0" x 9'2")

Kitchen/Diner

W.C 0.84m x 1.27m (2'10" x 4'2")

Utility 3.7m x 1.7m (12'1" x 5'7")

Garage 6.4m x 3.4m (21'0" x 11'2")



Bedroom One 5.91m x 3.01m (19'5" x 9'11")

Bathroom

Bedroom Two 2.9m x 4.7m (9'6" x 15'5")

Bedroom Three

Bedroom Four 2.06m x 3.1m (6'10" x 10'2")

Disclaimer

Disclaimer Main Street - These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

AML

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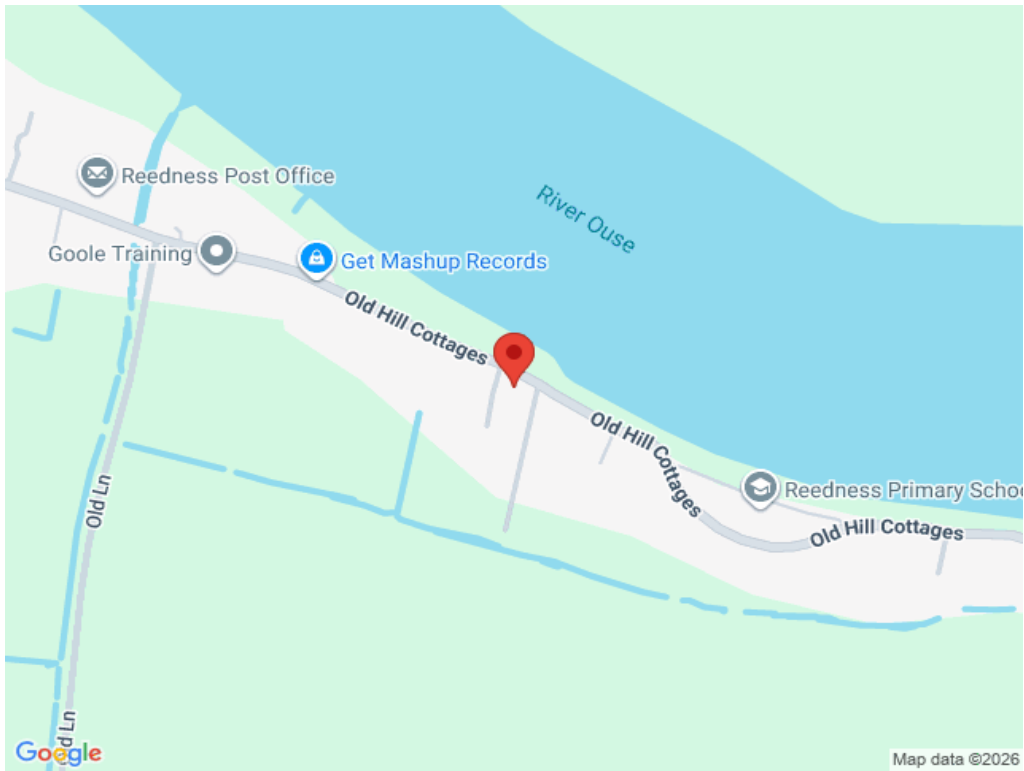


Ground Floor



First Floor





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