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Limb
MOVING HOME







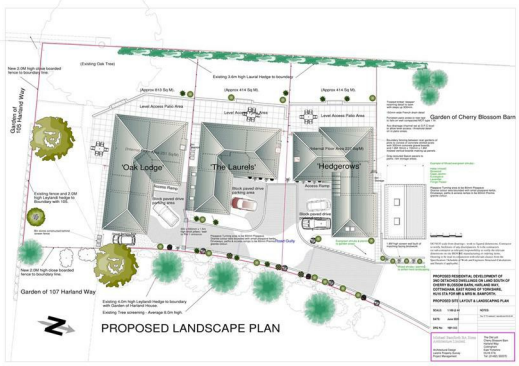










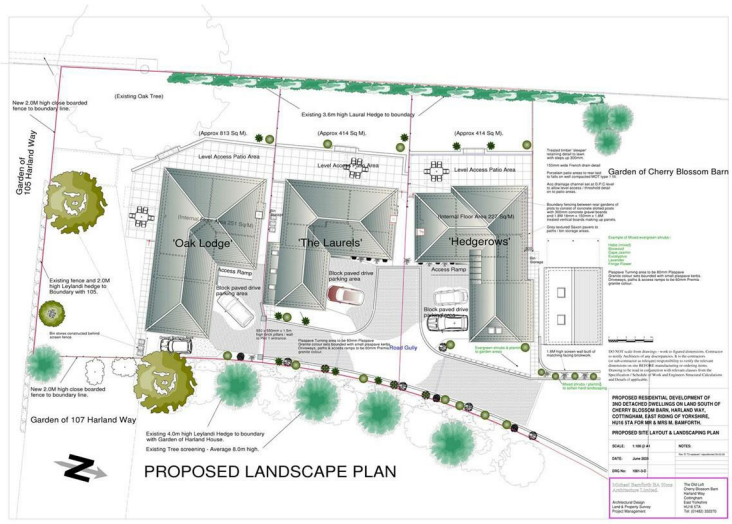


Oak Lodge, The Copse, Harland Way, Cottingham, East Yorkshire, HU16 5HY

- Exceptional New Build
- Exclusive Location
- Top End Specification
- Council Tax Band = TBC
- Large Corner Plot
- 4 Bedrooms
- Double Garage
- Freehold/EPC = TBC

£735,000

THE DEVELOPMENT



An exceptional collection of architect-designed homes, set within a private and secluded setting in one of the village's most sought-after postcodes.

This exclusive development of just three bespoke detached residences represents some of the finest new homes available in the region.

Tucked away yet superbly positioned, The Copse lies within easy walking distance of the vibrant village centre, offering an array of cafés, bars and restaurants, and falls within the catchment area for Cottingham's well-regarded primary and secondary schools.

Each home has been individually designed to complement its specific plot, carefully considering orientation and surrounding landscape to maximise natural light and outlook. Expansive bi-folding doors with seamless, level thresholds create a fluid connection between indoor and outdoor living spaces, providing superb areas for both family life and entertaining.

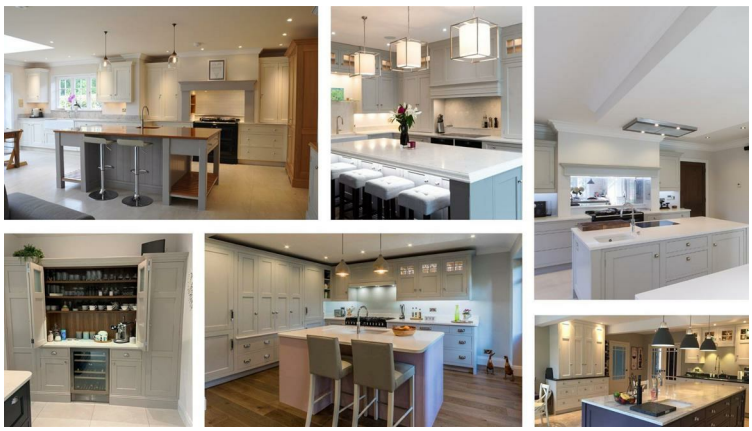
Approached via a long, sheltered driveway, The Copse reveals three distinctive four and five bedroom new homes in addition to the existing 'host' property. Traditionally constructed with a timeless architectural style, the properties combine generous proportions with thoughtfully planned contemporary layouts and high-quality fittings throughout.

Designed and built by a respected local architect and developer, the scheme has been crafted with meticulous attention to detail.

Purchasers will have the opportunity to personalise their home from an extensive range of kitchen, utility and bathroom finishes, as well as flooring and selected external detailing — ensuring each property is truly individual.

Gardens will be seeded or turfed, with block-set driveways to the front providing ample parking and access to double garages.

THE PROPERTY - OAK LODGE (PLOT 1)



Oak Lodge is a simply superb brand new detached house which stands in a large corner plot with a house designed to fully enjoy the south and westerly aspect. The largest of the three individual house types at around 2,725sq.ft., this wonderful family home combines space and luxury with flexibility of use. Beautifully designed this exceptional property has natural light flooding in and enjoys views across the garden from the principal rooms with contemporary bi folding door systems opening seamlessly out to the garden creating a wonderful connection between indoor and outdoor living. Ideal for family living, the ground floor features a stunning open plan kitchen/dining/living room with dual aspects to the garden, separate lounge plus dining room/study and a utility and cloaks/W.C. complete the layout. Upstairs you will find a galleried landing providing access to four bedrooms and bathroom, two being en-suite with the principal of exceptional proportions and with a Juliet style balcony overlooking the garden which wraps around the house to create a wonderful environment. There is excellent parking and a double garage.

ROOMS AND DIMENSIONS

Entrance Hall - 6.0m x 2.87m approx. (19'8" x 9'4" Approx.)
Study - 4.25m x 3.0m approx. (13'11" x 9'10" approx.)
Living Room - 5.9m x 5.35m approx. (19'4" x 17'6" approx.)
Kitchen / Dining / Sitting - 8.95m x 4.95m approx. (29'4" x 16'2" approx.)
Utility Room - 3.0m 2.4m approx. (9'10" 7'10" approx.)
Ground Floor Cloaks - 1.8m x 1.1m approx. (5'10" x 3'7" approx.)
Principal Bedroom - 5.95m x 5.45m approx. (19'6" x 17'10" approx.)
En-Suite - 2.95m x 2.6m approx.. (9'8" x 8'6" approx.)
Bedroom 2 4.9m x 4.6m approx. (16'0" x 15'1" approx.)
Shower Room - 2.0m x 1.5m approx. (6'6" x 4'11" approx..)
Robes 1.9m x 1.6m approx. (6'2" x 5'2" approx.)
Bedroom 3 - 5.9m x 5.35m approx. (19'4" x 17'6" approx.)
Bedroom 4 - 4.25m x 3.0m (13'11" x 9'10" approx.)
Bathroom - 3.0m x 2.7m approx. (9'10" x 8'10" approx.)

THE LOCATION

The Copse is an exclusive collection of just three homes, discreetly positioned along a private lane on the western side of Harland Way — one of Cottingham's most desirable residential addresses.
Recognised as the largest village in England, Cottingham offers an outstanding range of amenities, many centred around its thriving village centre. Here, a variety of independent shops, cafés, restaurants and traditional pubs create a vibrant yet welcoming community atmosphere. The village also benefits from excellent schooling, recreational facilities and attractive green spaces, making it particularly popular with families.
Cottingham's own railway station provides convenient connections to both Hull and Beverley, ensuring excellent commuter links while retaining a distinct village charm. The village centre is within comfortable walking distance, while the historic market town of Beverley lies approximately five miles to the north.
The nearby city of Kingston upon Hull, renowned for its cultural and leisure attractions, is also easily accessible. In addition, the location offers immediate access to beautiful surrounding countryside, including The Wolds Way and notable local landmarks such as Skidby Mill — perfect for those who enjoy outdoor pursuits and scenic surroundings.

THE SPECIFICATION

- Central Heating: Gas-fired Ideal boiler with a 10-year warranty, featuring underfloor heating throughout the ground floor, designer radiators to the first-floor bedrooms, and dual-fuel towel rails in the first-floor bathrooms and en-suites.

- Interior Finishes: Oak internal doors complement the bespoke feature staircase, with a choice of elegant balustrade designs.

- Electrical Installations: Comprehensive wiring to meet modern requirements, including brushed chrome sockets, high-speed internet connections in all reception rooms and bedrooms, wired aerial points throughout, and an EV charging point.

- Security: External security cameras linked to a central hub with monitoring equipment and remote access capability.

- Windows and Doors: Large aluminium "Origin" bi-folding and sliding doors, along with stylish flush casement PVC double-glazed windows, providing a seamless connection between indoor and outdoor spaces.

- Kitchens: Designed as the heart of the home, each kitchen offers ample space for seating, dining, and a central island or peninsula with breakfast bar. Handmade by a local manufacturer with over 20 years of experience, kitchens feature a wide selection of integrated appliances, bespoke door options, worktops, and design customisations. Quooker boiling taps are standard, and wine chillers ensure drinks are served at the ideal temperature.

- Bathrooms and En-Suites: All feature electric underfloor heating and a choice of floor finishes, with a wide range of bathroom fittings and wall tiling/finishes available to personalise each space.

Intenal Finishes
- 2.50M Ceiling heights throughout with flat skim & matt white emulsion paint finish All walls with pastel shade matt emulsion finish.
- 175mm deep moulded skirting boards and 68mm matching architraves all with white satin finish.
- Contemporary heavy weight Oak Doors with clear satin varnish & brushed chrome lever handles.
- Feature staircase with clear satin varnish
- Ground floor finishes to clients choice – porcelain / luxury vynil / engineered wood

Kitchen
- Bespoke handmade kitchen by Hepworth & Wood with choice of door finishes, style / colour and worktop material / patterns – (PC Sum £20,000 allowed within price) See kitchen plan.
- Choice of Sink style / finish & mixer tap plus Quooker boil tap
- Choice of intergrated oven, microwave, hob, diswasher, extraction hood & fridge freezer

Utility
- Bespoke handmade Utility by Hepworth & Wood with choice of door finishes, style / colour and worktop material / patterns – (PC Sum £5,000 allowed within price) see Utility Plan
- Choice of sink & mixer tap.
- Space for washing machine & tumble dryer.

Bathroom & Ensuite
- Choice of sanitary ware including shower enclosure
- Low profile shower tray
- Choice of vanity units & tops
- Thermostatically controlled shower
- Electric Underfloor heating
- Dual Fuel feature towel rail
- Heated mirror light over basin

Tiling
- Options for floor tiling to customer choice – Allowance of P.C. Sum £30.00 per Sq/M included
- Allowance TBC

Plumbing & Heating
- Full gas central heating with Ideal Logic energy efficient boiler with 10 yr warranty.
- Wet underfloor heating system throughout ground floor accomodation with additional duel fuel towel / drying rails to Utility & cloaks.
- Contemporary style white panel radiators to landing & bedrooms with duel fuel chrome/ white towel rails to bathroom & en-suite.
- 220 Litre Direct hotwater cyliner

Electrical
- Smart meters for easy monitoring of electric & gas usage
- Brushed chrome sockets throughout with integrated USB points adjacent to beds & other key locations.
- LED spot lights to kitchen area, entrance hall, landing, cloaks, bathroom, ensuites and LED strip lights to ceiling detail over island.
- Hardwired CAT 6 data connection points to all rooms
- Pre-wired aerial cables to euro-fronts at TV points within lounge, dining & all bedrooms
- Hi definition external security cameras to central data storage & remote access.
- Feature outside light fittings & security lights with sensors
- Electrically operated garage doors & EV charging points within garages.

Garages
- Built with insulated cavity walls to housing spec.
- Double glazed windows & insulated sectional garage doors for heat retention
- Insulated & fire rated ceilings
- Electric strip lighting & power points
- EV charging point

Windows & Doors
- Front door – stylish composite door with multi point locking system and full height glazed side panel to PAS24
- 'Origin' powder coated aluminium bi-folding & sliding door systems to PAS24
- Insulated & automated sectional garage doors
- Flush fitting PVC casement style double glazed window frames

External
- Turfed rear garden areas
- Block paved driveway / paths
- Porcelain rear patio area
- Treated timber sleeper retaining / step detail
- 2.0M high vertical boarded peep proof fencing set in concrete posts with 300mm gravel boards
- Outside tap

Warranty
- Professional certificate issued for lenders.

Tenure
- Freehold

Bamforth Bespoke Developments reserves the right to amend or remove items from this outline specification which is provided as a guide. Upgrade options are available and chargeable upon ordering.

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

LIVING ROOM





KITCHEN







BEDROOM 1





BEDROOM 2





BEDROOM 3





BEDROOM 4



REAR VIEW







FRONT VIEW





TENURE

Freehold

COUNCIL TAX BAND

The Council Tax band for this property is to be confirmed. We would recommend a purchaser make their own enquiries to verify this.

CONDITIONS OF SALE

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation. All sketches and plans contained within this brochure are for illustration and identification purposes only. All measurements given are approximate only. Any intending purchasers must satisfy themselves by inspection or otherwise about the correctness about each statement contained within these particulars. Please clarify any point of particular importance to you and check specification and materials before making an offer. These particulars do not constitute any part of an offer or contract and are subject to the properties not being sold. Details contained herein are correct at the time of print.

AGENTS NOTE

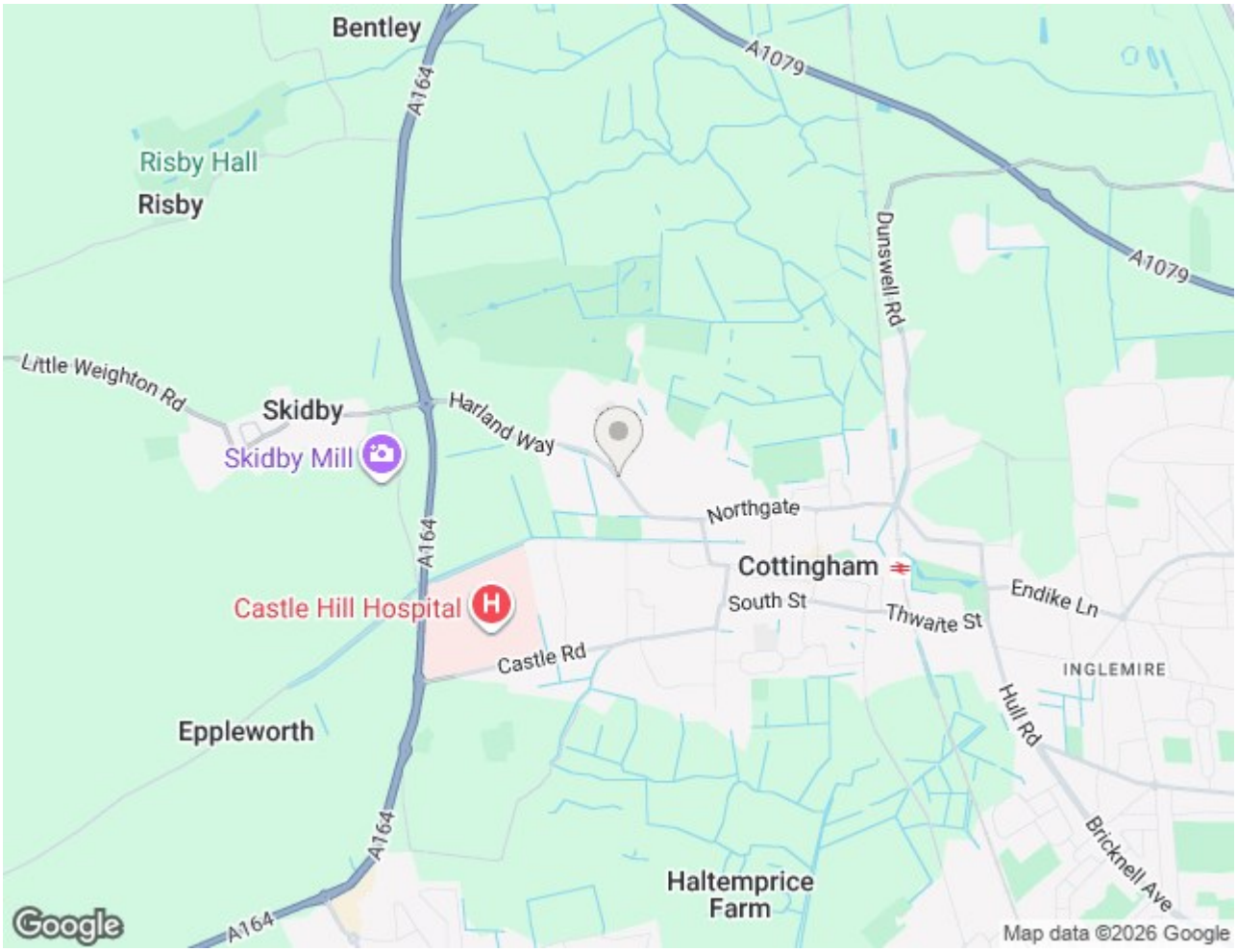
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate 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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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
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The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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 sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

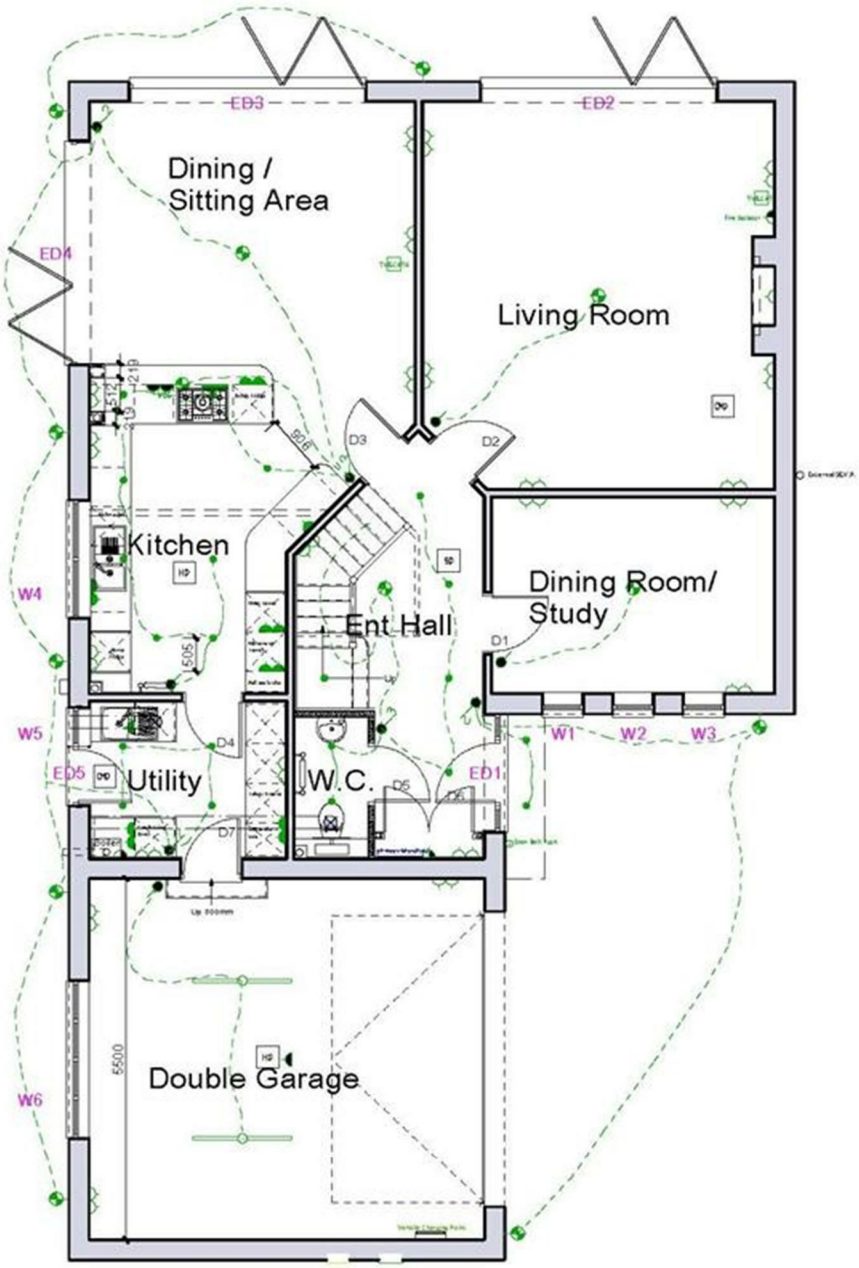
PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

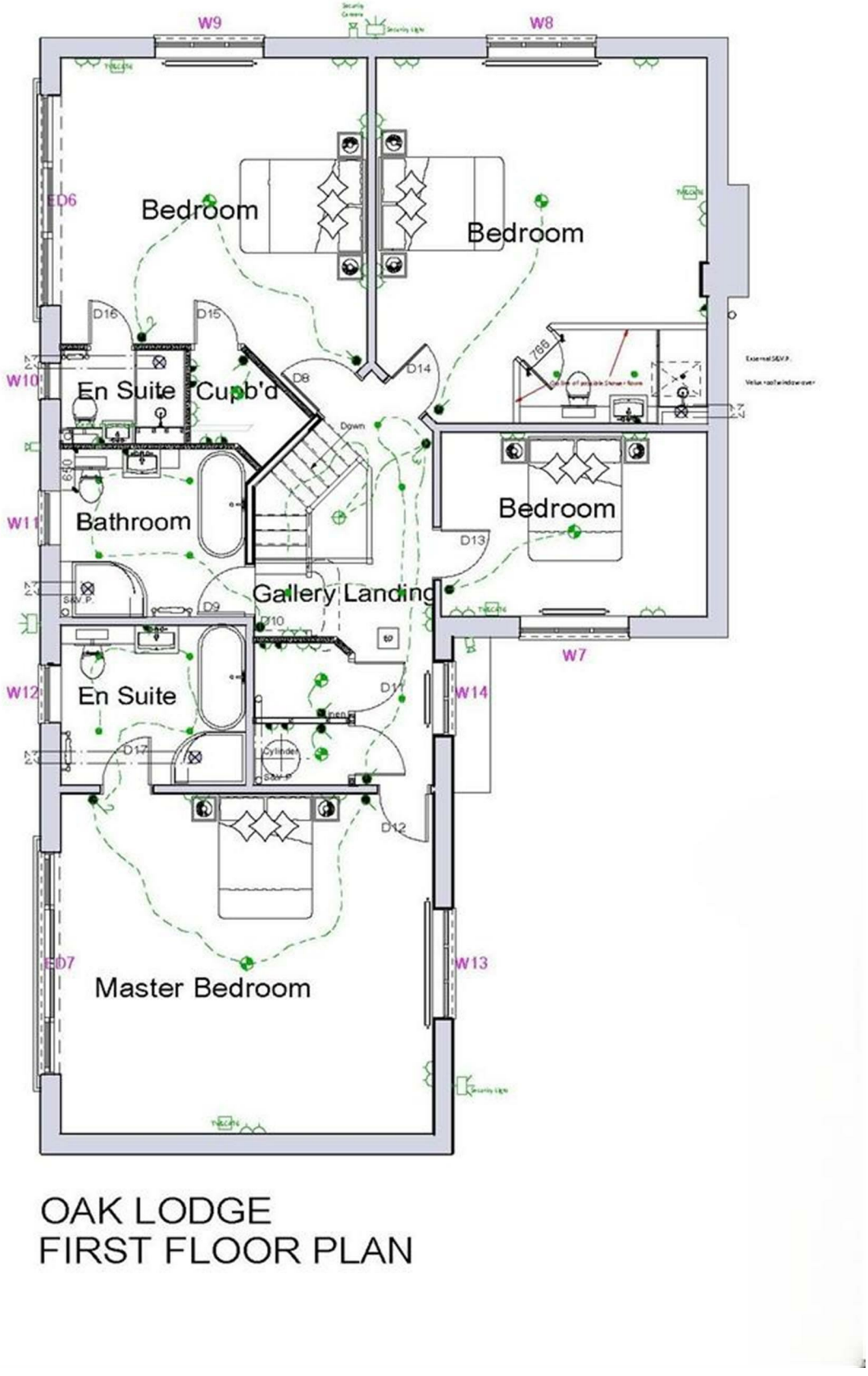
PROPERTY TO SELL?

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.


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A1079
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Cottingham
Castle Hill Hospital
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Thwaite St
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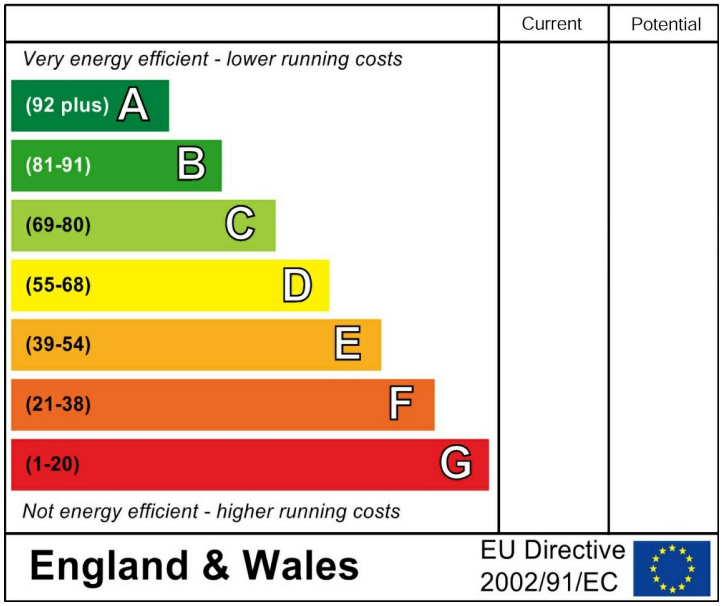


OAK LODGE
GROUND FLOOR PLAN



OAK LODGE
FIRST FLOOR PLAN

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

