

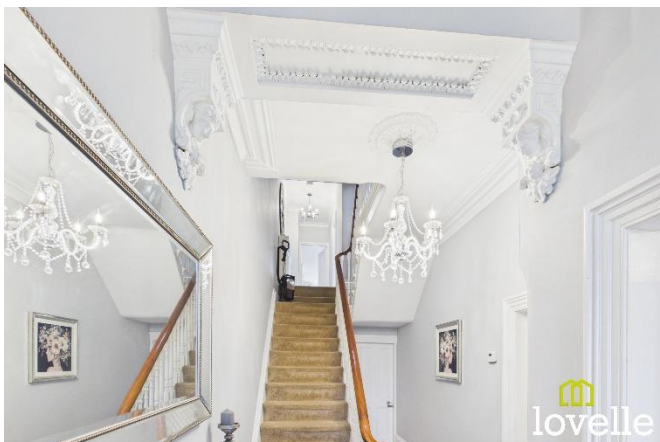
Wetherby House, Northgate, Cottingham  
Asking Price £525,000





## KEY FEATURES

- Grand Period Property
- Semi Detached
- Double Garage
- Five Bedrooms
- Laundry Room
- Three Reception Rooms
- Large South Facing Garden
- Period Features
- Ground Floor W.C.
- Immaculate Presentation
- EPC rating F



## DESCRIPTION

Welcome to this awe-inspiring family home, built in 1890 this is one of two grand properties built to mark the arrival of the railway into Cottingham. This fabulous house displays some of the finest architectural features the Victorian period has to offer, in abundance!

The property sits handsomely within a large, gravelled front garden, bordered with mature planting and in the shadow of an ancient Sycamore tree.

From the moment you step into the storm porch you are greeted with the elegance and grandeur of the large entrance door, retaining the original acid-etched glazing, with intricate patterns and craftsmanship, this porch makes the greatest of first impressions to your visiting guests and a warming welcome for you, every time you return home!

As you step into the grand hallway you are met with pitch pine architrave which beautifully frames the original panelled doors. Large, ornate plasterwork adorns the ceiling as magnificent corbels support an Acanthus leaf archway. The wide and sweeping staircase is flanked by a decorative newel post, intricately carved from a solid piece of rich, red mahogany. The handrail of the same timber is a-top a forest of turned spindles, painted brilliant white to contrast wonderfully and add even further period elegance to this reception hallway. The vast split-level landing is a continuation of the grandeur of the hallway up and onto the upper floors, leading you to 5 generous bedrooms, one with an ensuite bathroom and two separate family bathrooms.

The sitting room presents 12" timber skirting, fabulous stepped plaster cornicing and an impressively detailed plasterwork rose to the ceiling. Natural daylight floods the room through a huge bay window while your gaze is drawn to the elegant feature fire surround. The modern and calming colour palette of this room contrasts beautifully with the rich and deep colour of the polished Oak floor, the overwhelming feeling is of period grandeur in this room and throughout the rest of this property.

Through into the dining room / second drawing room and you are again presented with an abundance of Victorian features on a grand scale, a period fireplace juxtaposed with modern and stylish tiling sets the theme for this room, one of period elegance and envogue styling. A further large bay window floods this beautiful reception room in natural daylight.

With the exception of the main entrance door, boot room door and window to Bedroom No. 4, all windows and doors throughout the property have been upgraded to double-glazed units with the replacements being of sliding sash design, sympathetically made to the original Victorian style of this property.



On through to the bright, light and modern kitchen dining room there is a vast range of shaker-style base and wall units, all custom built and creating an elegant, wonderfully-equipped kitchen. Several lighting options are available for different events and large pantry cupboards provide convenient and accessible storage.

There are two fan-assisted ovens, an integrated dishwasher, a large larder-style fridge and freezer and a five-ring gas hob with externally-vented extraction above. The Dove Grey cupboards are fabulously contrasted by the Beech-effect worksurfaces and natural stone-effect floor tiling. Large, sash style dual aspect windows offer views across the paved terrace and flood the room with daylight.

The dining area offers a relaxing and stylish setting, the Victorian pantry cupboard has been glazed and is now a stunning display cabinet. A wonderful log burning stove adds to the charm and the room is laid to natural Oak flooring. Sunlight flows through the double French doors which lead out to the canopied terrace allowing indoor/outdoor dining to flow beautifully.



Leading from the kitchen is a generously-sized and wonderfully bright boot room, double French doors lead out to the breakfast terrace and onto the sweeping lawn of the rear garden, while a timber glazed door leads out to the fabulous terrace courtyard.

To the laundry room, conveniently equipped with wall and base units, a sink with drainer and chrome mixer tap over. There is space and plumbing for a washing machine and a tumble dryer and a close-coupled W.C completes the facilities.



  
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Up onto the first floor is a vast split-level landing providing access to three double bedrooms, one with an ensuite bathroom and a large family bathroom.

The bright and spacious bathroom offers a modern suite but with features which nod to the Victorian period of the property, including wall panelling, dual-aspect sash windows and natural Oak flooring. The suite comprises of a generous panelled bathtub with a Chrome mixer tap over, a separate walk-in shower cubicle with Chrome thermostatic mixer valve and stone-effect tiling, a close-coupled W.C and a large pedestal wash basin with chrome mixer tap.



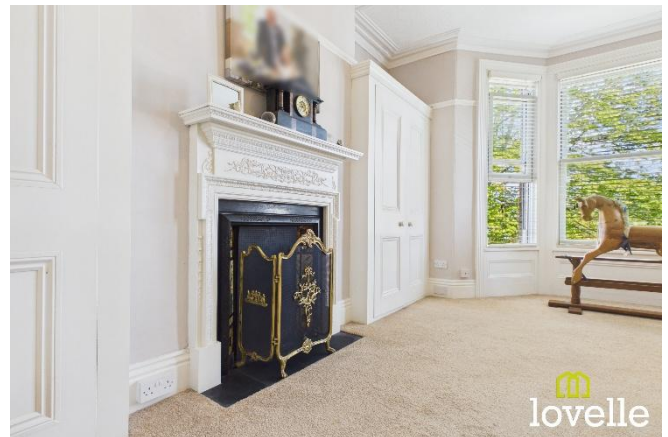
Bedroom No. 1 is to the front of the property, it benefits from a large walk-in bay window and a separate picture window which together flood the room in daylight. Within this huge bedroom there are period style built-in wardrobes, a fabulously ornate fireplace and large plasterwork corning which remains to the high ceiling, providing a Palatial, period feel to this room.

Bedroom No. 2 is a generous double room with high ceilings and many original period features. The large walk-in bay window overlooks the garden, period style built-in wardrobes provide ample storage, there is deep skirting and detailed architrave, a magnificent slate fire surround with cast iron and tiled insert all make this a wonderfully bright, airy and grand bedroom.

Bedroom No. 3 is to the rear of the property, a vast double bedroom with spectacular views across the rear garden from the South-facing Juliette balcony. This room boasts a spacious ensuite bathroom and a charming Victoria fireplace. The ensuite bathroom is beautifully appointed, a large sash-style window offers views over the garden, there is a large walk-in corner shower cubicle with rainfall shower, a close-coupled W.C and a large wash basin sits atop a stylish vanity cupboard.

Ascend the grand staircase up to the second floor and you are greeted by a large landing, again flooded with daylight from the large roof window. The period balustrade of elegantly turned spindles and polished Mahogany handrail frames this area beautifully and leads to a further double bedroom, a generous single bedroom and a family bathroom. Unlike many large period houses of this style, this unique property offers space and light in abundance!

Bedroom No. 4 is large double room located up in the eaves and features a chamfered ceiling, a wonderful period fireplace, the original arched sash window and a walk-in wardrobe.



Bedroom No. 5 to the front of the property is a spacious single bedroom with a large roof window, a high ceiling, tall skirting boards and original door with Victorian door furniture continue the period theme of this property.

Finally the second family bathroom completes the accommodation, this is a bright and airy room with a three-piece suite comprising of a bathtub with a Chrome thermostatic shower over, a large pedestal wash basin with Chrome mixer tap and a close-coupled W.C. Modern Travertine wall tiling is to the splash areas, there is a towel radiator and a large roof window.

To the outside and rear of the property is a spacious South-facing garden, step out from either the kitchen or the boot room and you are welcomed by a large terrace patio and a raised sun terrace with a timber canopy over, the perfect setting for entertaining friends in the sunshine. Step through an enchanting archway within the hedging and the garden opens up to a large lawn and mature herbaceous borders containing many carefully selected shrubs and shaped trees. There is a greenhouse, a timber garden potting shed and a double garage sits to the bottom corner of the garden where you will also find a further gravelled seating area, catching the full-day sunshine. Double timber gates open from the rear parking area allowing vehicle access as an over flow for additional guest parking, if required.



This all makes for a wonderfully relaxing area but also one which has been carefully planned to provide practicality for a variety of different uses. There is outdoor lighting and power sockets available around the patio areas.

The double garages benefit from power and lighting, they have up-and-over vehicle doors and a hard-standing for the parking of three further vehicles is provided.

To the side of the property is a path winding through mature planting and set behind period-style gate and railings, this continues around to the front of the property where further parking is provided on a large gravelled garden, there is a border of mature shrubbery behind the period wall and gate, offering privacy from the road and softening the hard landscaping beautifully. The front of the property is a perfect mix of modern convenience and elegant Victorian style.

Together with the replacement double glazed windows, this property also benefits from being fully re-wired in 2006, the heating system has been upgraded to a modern Ideal Logic gas combination boiler with heating zones on each floor and full redecoration has been undertaken throughout.

This exceptional property is in wonderful condition, having been dutifully maintained under the custodianship of the current owners, it is a delight to see such a wonderful example of Victorian family home, fantastically preserved and ready for a new family to make this their home!

## PARTICULARS OF SALE

### Storm Porch

**1.09m x 1.55m (3'7" x 5'1")**

With a wood and glazed entrance door, the porch features half-height, Victorian-style chamfered brick tiling and leads to the Reception Hallway through the original front door to the property.

### Reception Hallway

**8.07m x 2.18m (26'6" x 7'2")**

A superb entrance hallway with sweeping stairs to the first floor accommodation, a large archway with impressive and detailed corbels, an intricately carved mahogany newel post and handrail, understairs storage within a panelled cupboard and central heating radiators. A neutral colour palette complements the rich Oak flooring.

### Sitting Room

**4.69m x 4.55m (15'5" x 14'11")**

A stunning reception room to the front of the property with a vastly high ceiling, a large walk-in bay window, a period feature fireplace, picture rail, plasterwork cornicing and ceiling rose, 12" skirting and a central heating radiator. The neutral décor and Oak flooring continues from the hallway.

### Drawing / Dining Room

**4.63m x 4.02m (15'2" x 13'2")**

A grand and spacious reception room with many Victorian features including, a period fireplace, imposing plasterwork detail to the ceiling, a picture rail, a huge double glazed bay window to the side elevation and a central heating radiator. The modern décor makes this a calm and inviting room filled with daylight.

### Kitchen Diner

**8.3m x 3.66m (27'2" x 12'0")**

A fabulously versatile room, offering a vast range of wall and base units, several integrated appliances and swathes of worksurface area for food preparation. A wonderful dining area with double doors out to a raised terrace make this the ultimate entertaining area for large groups of family and friends alike.

### Boot Room

**1.96m x 1.6m (6'5" x 5'2")**

A sun-drenched room, perfect for cloak and boot storage and seamlessly connecting the house to the garden beyond. With a tiled floor, coat racks and double French doors out to the sweeping lawn. The Laundry room & ground floor W.C are also accessed from here.

### Laundry Room & W.C

**2.07m x 1.93m (6'10" x 6'4")**

Conveniently located, well-equipped and spacious. Fitted with wall and base units for storage, a stainless steel sink with drainer and mixer tap over and space for laundry machines.

### First Floor Landing

**6.57m x 1.2m (21'7" x 3'11")**

A large split level landing area, leading to 3 double bedrooms and the first of two family bathrooms. A further flight of grand stairs lead up to a mid-landing with storage cupboards and loft storage access, then onto the second floor landing...

### Bedroom No. 1

**4.56m x 5.84m (15'0" x 19'2")**

A substantial principal bedroom with a walk-in bay window and picture window to the front elevation, Victorian style built-in wardrobes and a period fireplace.

### Bedroom No. 2

**4.87m x 4.2m (16'0" x 13'10")**

A bedroom of generous proportions and a plethora of period features including Victorian-style fitted wardrobes, an imposing slate fire surround with a cast iron insert, plasterwork cornicing and a beautiful bay window to the side elevation which floods this bedroom in daylight.



### Bedroom No. 3

**7.03m x 3.65m (23'1" x 12'0")**

Located to the rear of the property and benefitting from a spacious ensuite bathroom, a fabulous Juliette balcony providing fabulous views across the South facing garden and a Victorian fireplace as the focal point of the room.

### Ensuite Bathroom

**1.88m x 2.52m (6'2" x 8'4")**

Laid to natural Oak flooring and offering a three-piece suite comprising of a large, fully-tiled corner shower cubicle with rainfall shower, a close-coupled W.C and a wash basin atop a stylish vanity cupboard

### Family Bathroom No. 1

**2.3m x 3.22m (7'6" x 10'7")**

A family bathroom of great proportions, fitted with a four-piece suite comprising of a large walk-in corner shower cubicle, an elevated panelled bath tub with wall-mounted mixer tap, a large pedestal wash basin with mixer tap over and a close-coupled W.C. Dual-aspect sash windows and a pastel colour palette make this a bright and inviting room.

### Second Floor Landing

**2.19m x 1.1m (7'2" x 3'7")**

A bright and spacious landing area providing access to a range of large storage cupboards and the loft storage area, Bedrooms No. 4 & 5 and the second family bathroom also lead from this landing.

### Bedroom No. 4

**5.13m x 3.68m (16'10" x 12'1")**

A large double bedroom boasting Victorian character, with a chamfered roof line, an original arched timber sash window and a charming period fireplace. This bedroom benefits from a walk-in wardrobe offering ample storage.

### Walk-in Wardrobe

**2.35m x 1.2m (7'8" x 3'11")**

A great addition to the adjacent bedroom, this is a spacious closet offering great storage.

### Bedroom No. 5

**3.61m x 2.24m (11'10" x 7'4")**

With a high ceiling and a large roof window, this is a bright and airy single bedroom or excellent home office, retaining many original features.

### Family Bathroom No. 2

**2.44m x 1.57m (8'0" x 5'2")**

Conveniently located to service bedrooms No. 4 & 5, this spacious family bathroom consists of a full-size bathtub with a Chrome thermostatic shower over, a large pedestal wash basin and a close-coupled W.C. There is Travertine tiling to the splash areas, a towel radiator and the room is drenched in sunlight through the large roof window.

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## TENURE

The tenure of this property is Freehold.

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## LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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## AGENTS NOTE

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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## A&C Homes Limited T/A Lovelle Estate Agency



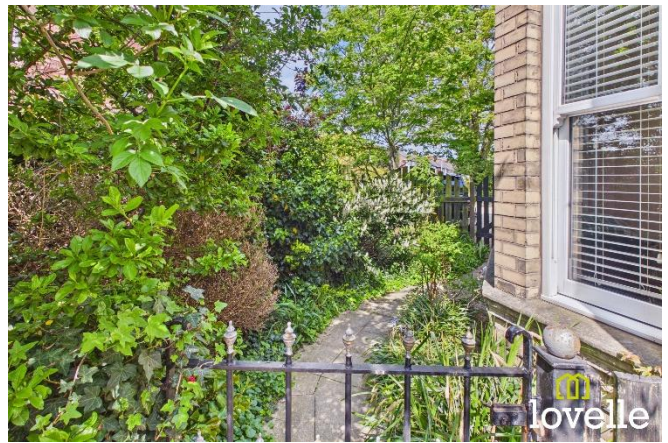
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 65 D      |
| 39-54 | E             |         |           |
| 21-38 | F             | 38 F    |           |
| 1-20  | G             |         |           |



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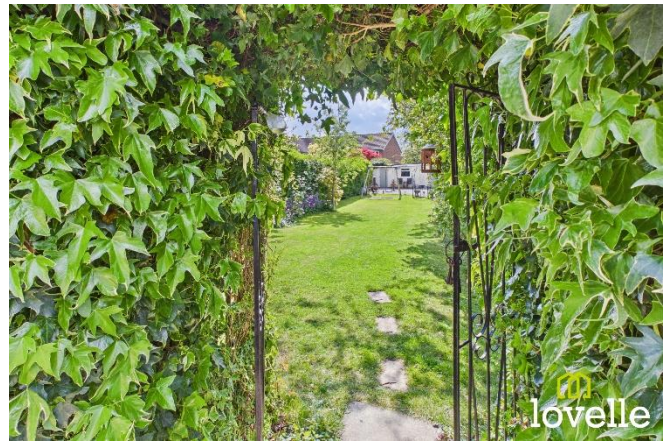
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# FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>m</sup>  
 244.1 m<sup>2</sup>  
 2626 ft<sup>2</sup>  
 Balconies and terraces  
 9.3 m<sup>2</sup>  
 100 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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