



**Quick & Clarke**  
 PROPERTY SPECIALISTS

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**Development at The Old Riding School Browsholme Fold,  
 Prices from £275,000**

Located just off Harland Way, The Old Riding School dates to the 19th Century forming part of “Browsholme Farm”. This exciting new development is now under construction with two newly built detached family homes and four superb, barn conversions: two of which will be houses and two of which will be bungalows. Designed and built to exacting specifications to encase modern living yet to retain the charming historical feel of the barns, creating opulent living at its very best! Built by a reputable family builder where attention is paid to every detail and customer service plays such an important role within their business.

Each property will have portray bespoke fittings throughout with a host of built-in features and integrated appliances to the stunning living dining kitchens. The barns will enjoy a courtyard setting with private gardens. The builder will work alongside the buyer to add their own design flairs within if purchased prior to physical completion; making you feel you are very much part of the design and build.

Ideally located for Village facilities with train station, close drive to Beverley and Hull City centre. Ease of reach to nearby motorway networks.

With prices from £275,000.

Available now to secure your property and having the benefit of being involved in your choices and design, making this so bespoke to you.

Detached 4 Bedroom House £500,000  
Detached 4 Bedroom House £525,000 under offer  
3 Bedroom Barn Conversion House £400,000  
3 Bedroom Barn Conversion House £425,000  
2 Bedroom Barn Conversion Bungalow £350,000  
2 Bedroom Barn Conversion Bungalow £275,000

For further details please call the office Tel: 01482 844444. Start your journey to own such an amazing property in one of the village’s most sought after locations!

Cottingham is one of the UK’s largest villages providing a great range of amenities and facilities with a train station and great access to the A63/M62. With the historical market town of Beverley only 6 miles from the development, this location really is an ideal place to reside.

### **PLOT ONE**

A modern detached house in excess of 1700 square feet and having Two receptions, Superb Living Dining Kitchen, Four Bedrooms, Three Bathrooms. Superb plot with garage and parking.

### **PLOT TWO**

Plot Two – A modern detached house in excess of 2000 square feet. Under Offer – enquiries welcome.

### **TACK HOUSE**

Tack House – This Bespoke barn offers Lounge, Stunning Living Dining Kitchen, Utility and WC. To the first floor there are three double Bedrooms (principal with dressing room) and Two Bathrooms. Courtyard setting with parking and EV charging.

### **SADDLER HOUSE**

– A stunning barn offering Lounge, Superb Living Dining Kitchen, Utility and WC. To the first floor there are three Double Bedrooms (principal with dressing room) and Two Bathrooms. Courtyard setting with parking and EV charging.

### **BRIDLE COTTAGE**

A true Bungalow Barn which is a I-shape design with so many bespoke fittings with vaulted ceiling features. The property enjoys Hallway with WC off, Lounge, Kitchen with Dining room and Two Double Bedrooms both with ensuite and Bedroom one with dressing room. Mezzanine feature. Courtyard setting with parking and EV charging.

### **FARRIERS COTTAGE**

This true Bungalow Barn which is a I-shape design with so many bespoke fittings with vaulted ceiling features. The property enjoys Hallway with Bathroom off, Living Dining Kitchen and two Double Bedrooms. Courtyard setting with parking and EV charging.

### **AGENT'S NOTE**

For buyers purchasing at this stage, the builders will work with you to ensure your new home has your own design flairs within. Currently under construction now is the ideal time to secure your property.

### **ENQUIRIES**

Prices start at £275,000 – please call for further details. If the properties are sale agreed prior to completion stages then the purchaser can select their own choice of fitments making this more bespoke to them. Extra's can be purchased in addition to the standard specifications. For exact specs please call our sales team on 01482 844444.

VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. 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.