



The Cottage, Church Lane, Catwick, Beverley, HU17 5PW

## CHARMING COUNTRY RESIDENCE IN PEACEFUL VILLAGE SETTING



Discover the character and charm of this delightful country residence,  
perfectly positioned in a peaceful village.

### Summary:

With a spacious garden plot over HALF AN ACRE, this home provides flexible living with BEDROOMS on both floors, making it ideal for a GROWING FAMILY.

The property is midway through a RENOVATION, allowing you the chance to tailor it to your tastes.

Enjoy the spacious lounge with views over the gardens, a FITTED KITCHEN, and an ORANGERY.

Upstairs, a large landing/day room connects to a bedroom with EN-SUITE and another bedroom.

The extensive gardens feature a patio terrace, decking, and a generous parking area.

### Agent's Perspective

This remarkable home offers a lovely setting next to the church, on a wonderful garden plot with far-reaching views of the countryside.





While the property requires some finishing touches to complete the renovation, it presents a fantastic opportunity for buyers to customise it to their own style.

The flexible FOUR/FIVE BEDROOM layout is perfect for families or multi-generational living, with ample space for everyone.

The plot provides enviable privacy, and there's enough room to embrace the good life, whether you fancy growing your own vegetables or keeping chickens.

Don't miss this rare chance to secure a home that promises a wonderful lifestyle!

#### Tenure

The property is freehold.

#### Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.\*

## Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

## Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Viewings

Strictly by appointment with the sole agents.

## Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

## Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





GROUND FLOOR  
1582 sq.ft. (146.9 sq.m.) approx.

1ST FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



THE COTTAGE, CHURCH LANE, CATWICK, BEVERLEY, HU17 5PW

TOTAL FLOOR AREA : 2110 sq.ft. (196.1 sq.m.) approx.

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.

Made with Metropix ©2025

8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute 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 but any intending purchasers or tenants 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; (iii) no person in the employment of Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA



To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

