



SET ON A PRIVATE SOUTH-FACING PLOT OF AROUND 3/4 OF AN ACRE, THIS INDIVIDUAL FOUR-BEDROOM HOME OFFERS PLENTY OF SPACE AND EXCITING POTENTIAL



With a small paddock, stables, useful outbuildings and a former licensed cattery, it could suit a wide range of buyers looking for a country lifestyle. Close to North Cave Wetlands Nature Reserve and excellent road links, this is a rare opportunity to create a home that works around your lifestyle while enjoying a great village setting.

From the moment you arrive, it is easy to see the potential this individual property has to offer.

Set on a private south-facing plot of around 3/4 of an acre, it combines generous outside space with flexible accommodation, making it an exciting project for buyers ready to update and make it their own.

The house provides four double bedrooms along with two reception rooms, giving plenty of options for family living, working from home or creating extra hobby space.

A large kitchen sits at the centre of the home and is supported by a utility room and separate boot room, ideal for day-to-day life.

There is also a spacious family bathroom and a conservatory overlooking the garden, adding another bright living area to enjoy throughout the year.

Outside, the grounds are equally versatile.

A small paddock, stables and a useful range of outbuildings offer opportunities for those with equestrian interests, animals or practical storage needs.





The former cattery, previously licensed for ten cats and complete with grooming facilities, could continue to support a similar use, subject to any necessary approvals, or be adapted for other uses.

The location offers the best of both worlds. You can enjoy open countryside, nearby walking routes around Hotham and the foot of the Yorkshire Wolds, while remaining on the edge of the well-served village of North Cave.

The Wetlands Nature Reserve is close by, adding even more opportunities to enjoy the outdoors. Excellent access to the A63 and M62 also makes travelling to Hull, Leeds and beyond simple for commuters.

This is not a finished home, and the asking price reflects the need for general updating throughout.

For buyers looking beyond decoration and ready to add their own ideas, it presents an excellent chance to create something special in a sought-after village setting.

Properties with this amount of land, flexible accommodation and useful outbuildings do not come along often, making this an opportunity well worth viewing.



Owners Thoughts

Coming to the market for the first time in over 52 years, this much-loved family home enjoys a truly special position on the outskirts of the highly regarded village of North Cave. Set amidst open countryside and boasting wonderful views across the North Cave Wetlands and surrounding rural landscape, the property offers a rare opportunity to acquire a home that has been cherished by the same family for more than half a century.

Combining the tranquillity of country living with the convenience of village amenities nearby, this is a unique opportunity to create the next chapter in a home of genuine character, history and exceptional setting.

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 D.*

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.

Mortgages

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

Important Buyer Information:

To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.

Please note:

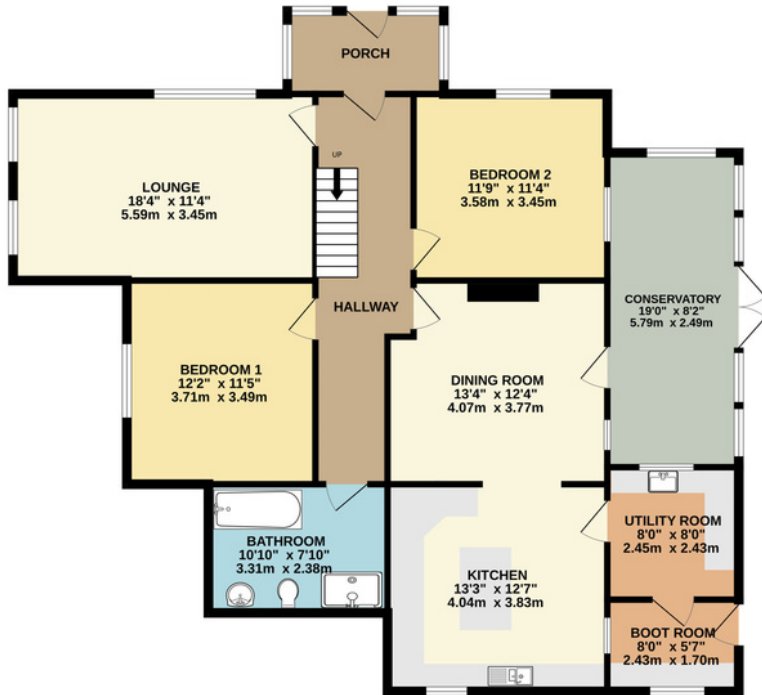
This property is not yet registered at the Land Registry. This is perfectly normal for some homes, particularly ones that have had the same owner for a long time, but it can mean that the legal work may take longer than usual. Buyers should factor this in when considering timeframes for moving.

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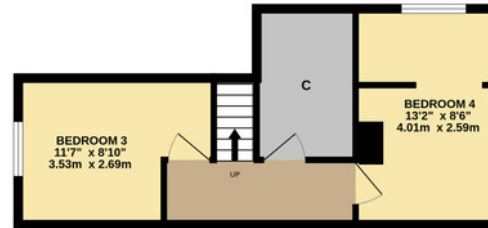
Agents Note.

We believe the current septic tank does not meet current regulations, and this is reflected in the asking price.

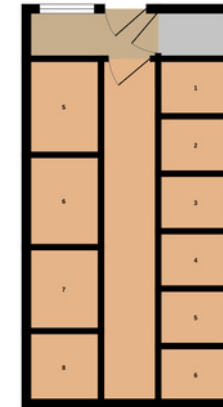
GROUND FLOOR
1326 sq.ft. (122.2 sq.m.) approx.



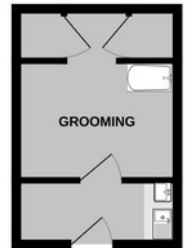
1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



CATTERVISEDNELLS
301 sq.ft. (27.9 sq.m.) approx.



GROOMING PARLOUR
140 sq.ft. (13.0 sq.m.) approx.

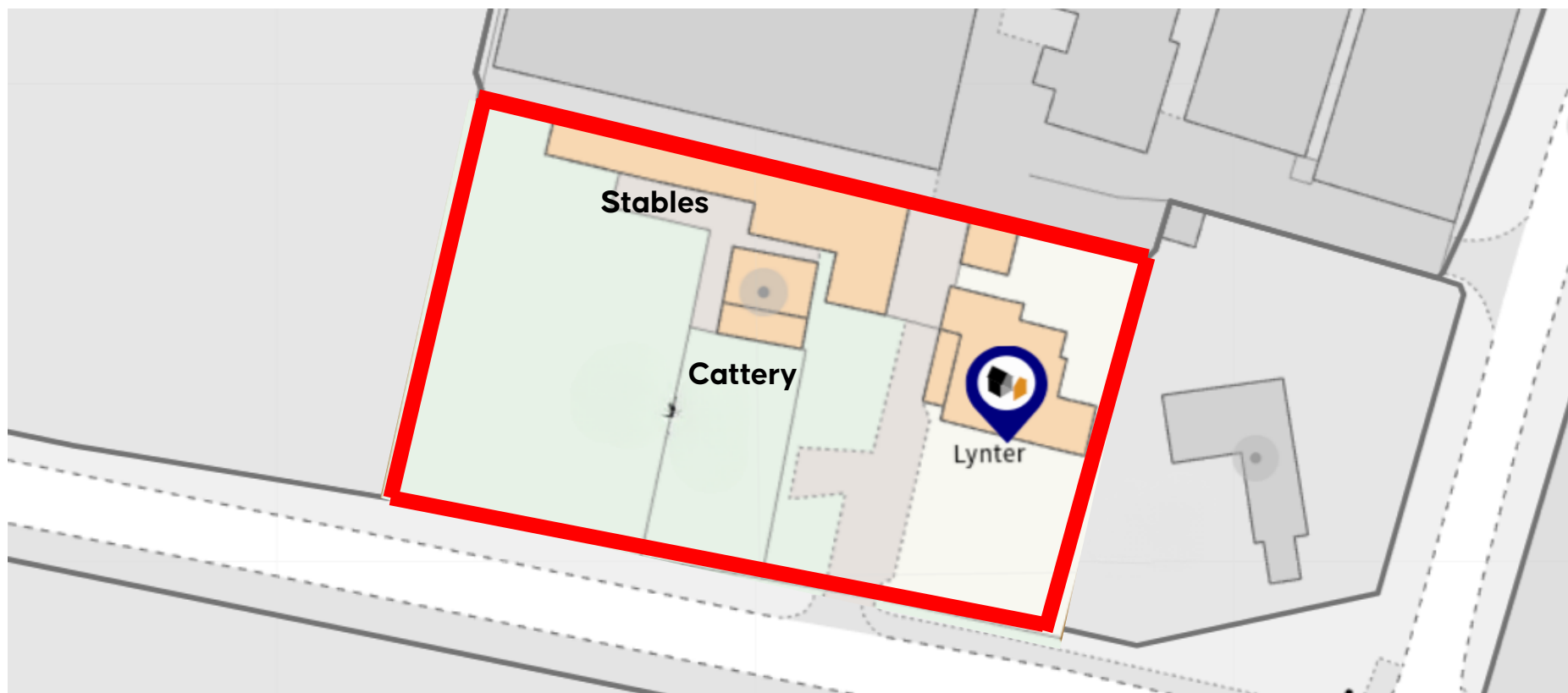


MARKET WEIGHTON ROAD, NORTH CAVE, BROUGH, HU15 2LY

TOTAL FLOOR AREA : 2084 sq.ft. (193.6 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.

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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

