



Spring Cottage, Spout Hill, Brantingham, Brough, HU15 1QW

SPRING COTTAGE OCCUPIES AN APPEALING POSITION ON SPOUT HILL IN BRANTINGHAM, WITH OPEN COUNTRYSIDE IMMEDIATELY BEYOND THE REAR GARDEN AND ACCESS TO COUNTRYSIDE WALKS CLOSE AT HAND.



A WONDERFUL COUNTRYSIDE SETTING, AROUND A QUARTER OF AN ACRE AND VIEWS ACROSS OPEN FIELDS, WITH FOUR BEDROOMS, GENEROUS LIVING SPACE AND SOME OF BRANTINGHAM'S BEST-LOVED WALKS JUST MOMENTS FROM THE FRONT DOOR

Owners Thoughts

"This has been a dream home for us and somewhere we imagined spending the rest of our days. From keeping bees in the garden and being part of the local community, to simply stepping out of the front door and walking in the countryside, it has been an amazing place to live. Family now calls us closer, and we will miss it enormously."

What We Love

"For us, it is the combination of the setting and the space that makes Spring Cottage stand out.

The garden extends to around a quarter of an acre and backs directly onto open countryside, while inside there are four bedrooms and several flexible living spaces. Add the driveway and large garage, and it is a very well-rounded village home."

The Rest Of The Story

Standing within grounds of around a quarter of an acre, this four-bedroom home combines a generous garden setting with flexible accommodation, off-street parking and a large garage.

The setting plays a significant part in the appeal.

From the house and garden there are views across the adjoining countryside, while a short walk up Spout Hill provides access to the network of walks surrounding the village.





For owners who have particularly valued being able to leave the house on foot and head straight into the countryside, this has been an important part of everyday life here.

An entrance porch provides the approach into the house and opens to the hallway, where the staircase rises to the first floor and the ground-floor accommodation leads away.

The principal living room spans the depth of the house, providing a substantial main reception space. Alongside this is a second reception room which offers considerable flexibility according to how the house is used. It could serve as a formal dining room, a snug, reading room or study, making it equally useful for family life, quieter evenings or working from home. This room opens into the conservatory, which in turn provides a connection with the rear garden.



The kitchen diner forms another important part of the ground floor. Generous in scale, it provides space for cooking and dining within one room and complements the separate reception areas elsewhere in the house.

The overall arrangement gives the ground floor a practical degree of flexibility, with spaces that can be adapted for everyday family life, entertaining, home working or simply finding somewhere quieter to sit.

Upstairs, the accommodation continues with four bedrooms. These are served by the main family bathroom, while an en suite provides additional facilities.

Together, the four-bedroom arrangement gives Spring Cottage the space expected of a family home while retaining the benefit of the multiple living areas on the floor below.

Outside, the property stands within grounds of around a quarter of an acre, with the rear garden backing onto open countryside. The garden is a particularly important feature of the property, not only for its size and setting but for the way it has been enjoyed by the current owners. Beekeeping has formed part of their time here, while the lower part of the garden receives sunshine through much of the day, creating a natural place to sit and enjoy the surroundings.

The open countryside beyond provides the backdrop, reinforcing the sense of connection between the property and its rural surroundings. It is a setting that can be appreciated from home, but equally one that encourages getting outside and making use of the walks for which the area is known.

To the front, a driveway provides off-street parking and leads to a large garage, adding a useful practical element to the property and complementing the scale of the house and garden.



Brantingham itself has been an important part of the owners' experience of living at Spring Cottage. They speak warmly of the sense of community locally and, in particular, the ability to step outside the front door and be walking through the surrounding countryside within moments. For those who enjoy spending time outdoors, the position on Spout Hill places that aspect of village life close at hand.

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 F.*

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.

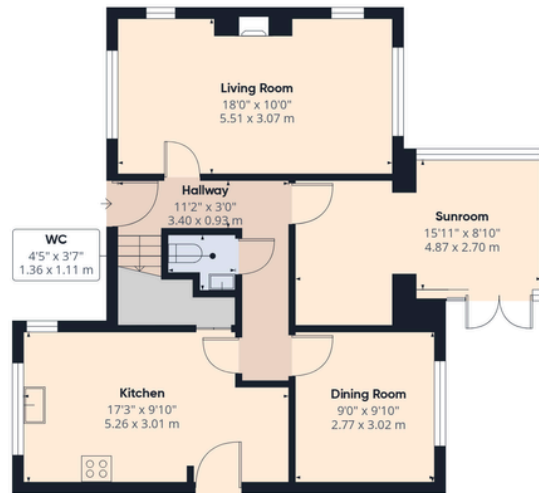
Mortgages

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

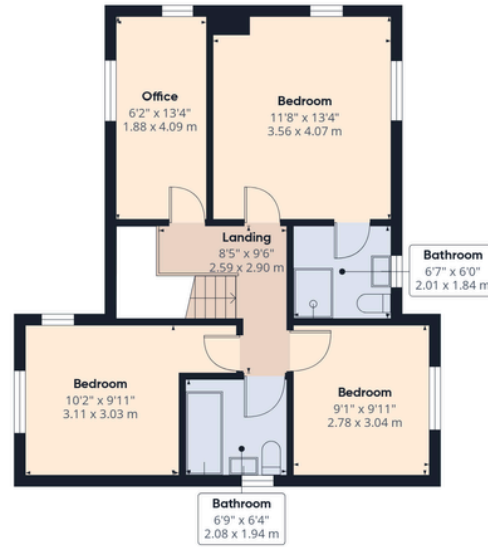
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To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number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





Ground Floor



First Floor





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