



# Quick & Clarke

PROPERTY SPECIALISTS

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**White Cross Cottage , White Cross, Nr. Leven HU11 5SB**  
**Guide Price £495,000**

- Iconic East Yorkshire property.
- Highly significant architectural home.
- Grade II listed.
- Outstanding plot. Approximately 0.75 acres.
- Four bedrooms.
- Three reception rooms.
- Mature tree setting. Enclosed vegetable garden.
- Close to well equipped village of Leven.
- Excellent road access to Beverley.
- Council Tax Band: F EPC Rating: E

A truly iconic East Riding property, White Cross Cottage is a Grade II listed former Toll House which now offers quite amazing four bedroomed detached accommodation on a substantial plot very close to the well equipped village of Leven and benefitting from great road access to Beverley, Hull City centre and the fabulous East Yorkshire coast. This significant landmark property would suit a variety of occupiers from growing families to those wanting to enjoy a wonderful home with delightful gardens and vegetable plot yet providing space for visitors and family alike. A truly outstanding property that is available on the open market for the first time in almost 25 years.

LOCATION

Leven itself is a small but steadily growing village which has a friendly community feel. The village lies within easy travelling distance of the market town of Beverley (about 6 miles), the seaside towns of Hornsea (about 7 miles) and Bridlington (about 15 miles), as well as the City of Hull (about 14 miles). There is a selection of village shops, a well-regarded primary school, two public houses and a sports hall to name but a few of the local amenities. There are some lovely walks to be found around the village, including alongside Leven Canal which is a haven for wildlife.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

17'0" x 9'2" (5.18m x 2.79m)  
Exposed timber floorboards with Gothic arch sash window. Understairs storage cupboard and door to rear garden. Space currently used as a home office.

SITTING ROOM

14'1" x 12'0" (4.29m x 3.66m)  
Feature stone fireplace with stone hearth and log burner fitted. Ceiling cornice. Gothic arch sash window with vertical shutters and radiator.

DINING ROOM

14'1" x 12'0" (4.29m x 3.66m)  
Ceiling cornice. Gothic arch sash window with vertical shutters and radiator.

SIDE HALLWAY

Staircase to first floor. Exposed ceiling timbers and part-exposed brick to wall.

KITCHEN

23'0" x 8'10" opening to 11'8" (7.01m x 2.69m opening to 3.56m)  
Range of base and eye level units with polished stone work surfaces incorporating a one and a half bowl sink unit. Five ring electric ceramic hob, Bosch electric double oven, integrated dishwasher and integrated fridge and freezer. Downlighters, wood floor and radiator.

REAR ENTRANCE

With stone floor and door to garage.

CLOAKROOM

Low level w.c. with concealed cistern, wash basin with cupboard below and timber effect flooring.

GARDEN ROOM

15'9" x 9'9" (4.80m x 2.97m)  
With built-in bookshelves and cupboards. Sealed unit double glazed French doors to garden and wood effect flooring.

FIRST FLOOR

MAIN LANDING

Steps up to integrated storage cupboard and Gothic arch sash window.

BEDROOM 1

14'1" x 12'0" (4.29m x 3.66m)  
Fitted wardrobes. Gothic arch sash window and radiator.

BEDROOM 2

13'9" x 12'0" (4.19m x 3.66m)  
Fitted wardrobes. Gothic arch sash window and radiator.

BEDROOM 3

10'4" x 6'6" (3.15m x 1.98m)  
Gothic arch sash window and radiator.

REAR LANDING

BEDROOM 4

11'0" x 6'0" opening to 9'3" (3.35m x 1.83m opening to 2.82m)  
Two Gothic arch sash windows and radiator.

BATHROOM

12'0" x 12'0" (3.66m x 3.66m)  
Tiled-in bath, low level w.c. having concealed cistern and half pedestal wash basin along with shower in separate cubicle. Built-in cupboards along with airing cupboard housing hot water cylinder. Tile floor, Gothic arch sash window and two chrome towel radiators.

OUTSIDE

The property stands on a substantial plot extending to approximately ¾ of an acre surrounded by mature trees and offering very good size lawned garden with mature extensive planting beds and a further wild garden to promote birds, insects and other wildlife. The property also benefits from a lovely enclosed vegetable garden with chicken run and also offers an attractive pea gravelled drive with covered parking area to the front of the garage along with further substantial car parking. There is an integrated secure walk-in storage room housing the oil fired central heating boiler.

There is also a custom built timber tree house with slide and tyre swing.

GARAGE

14'9" x 10'7" (4.50m x 3.23m)  
With double opening doors.

SERVICES

Mains electricity, water and communication services are available or connected to the property. Oil is used in place of mains gas. The property has no mains drainage, utilising a septic tank system.

CENTRAL HEATING

The property benefits from an oil fired central heating system.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).



VIEWS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . 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.

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