



# Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place  
Hornsea  
East Riding of Yorkshire  
HU18 1AW  
01964 537123  
hornsea@qandc.net

Lilac Cottage, 1 Westview Back Lane, Catwick, HU17 5PP  
Offers in the region of £450,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- Delightful cottage
- Stunning accommodation throughout
- Super dining kitchen
- Extensive range of outbuildings
- Great semi-rural location

- Simply must be viewed
- Two reception rooms
- Large gardens
- Stable & open barn
- Energy Rating - C

## LOCATION

The property is located in a tucked away location on the south side of this small and attractive village. Positioned at the end of just three attractive period cottages, the property overlooks open fields to the front and rear elevations.

Catwick is an attractive rural village set along the A1035 Leven to Hornsea road, offering a peaceful countryside setting with excellent connectivity. Ideally located, the village lies approximately eight miles from the historic market town of Beverley, around 14 miles from the city of Hull, and just six miles from the East Yorkshire coastal town of Hornsea.

This well-placed location makes Catwick an appealing choice for those seeking the charm of village living while remaining within easy reach of the coast, market towns, and city amenities.

## ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing to the windows and is arranged on two floors as follows:

### CANOPY PORCH

With composite front entrance door leading to the lounge,

### LOUNGE

13'7" x 11'4"

With enclosed staircase leading to the first floor, a multi-fuel stove set in a recess with stone hearth and inset timber mantle above, strip timber flooring, bespoke shutters to the window and a traditional style radiator.

### SITTING ROOM

13'10" x 11'4"

With a stone hearth and space for an electric stove with timber mantle over, display shelves to either side of the chimney breast, understairs storage cupboard, bespoke shutters to the window and one central heating radiator.

## DINING KITCHEN

10'11" narrowing to 10'1" x 22'4"

With an extensive range of fitted base and wall units along with full height storage cupboards, timber worksurfaces with a large matching breakfast bar, a Belfast sink, a Range style cooker set in a recess with timber inset mantle above and incorporating a cooker hood, integrated dishwasher, a semi-vaulted ceiling with double glazed roof lights providing a bright and airy feel, strip flooring and a traditional style radiator.

## UTILITY ROOM

9'10" x 10'1"

With a split stable door leading to the rear garden, bespoke fitted cloaks cupboards and seat with storage under, plumbing for an automatic washer and space for a tumble dryer with timber worksurface over, ceramic tile floor covering and one central heating radiator.

## CLOAKS / W.C.

With a low level W.C., ceramic tile flooring, downlighting and one central heating radiator.

## FIRST FLOOR

### LANDING

With doorways to:

### BEDROOM 1 (FRONT)

12' x 11'4"

With an attractive open outlook to the front, bespoke shutters to the window, an ornamental fire surround, built in wardrobes to either side of the chimney breast, panelling to one wall incorporating two wall light points and a traditional radiator.

### BEDROOM 2 (REAR)

12'6" x 10'

With a super outlook over the rear garden and fields beyond and one central heating radiator.

## BEDROOM 3 (FRONT)

10'5" x 10'4"

With fitted wardrobes to either side of the chimney breast, a pleasant rural outlook to the front, bespoke shutters to the window, access hatch leading to the roof void, one central heating radiator complete with cover and a traditional style radiator.

## BATHROOM/W.C.

13'6" x 7'3"

Enjoying an attractive outlook over the rear garden and a beautifully appointed suite comprising of a twin ended ball and claw bath with mixer taps and hand shower over, a large walk in tiled shower cubicle with hand shower and rain shower above, a bespoke vanity unit with timber worktop and an inset circular sink, low level W.C., panelling to the lower walls, downlighting to the ceiling and a traditional radiator.

## OUTSIDE

The property enjoys a tucked away semi-rural location with a blocked paved parking drive to the side with timber gate opening to generous gravelled parking area / turning court in front of the garaging and workshop. To the immediate rear of the property is a paved terrace with pergola and a block paved seating area. There is an extensive range of outbuildings, generous lawned gardens, a raised swimming pool, hot tub and mature trees and planting.

## OUTBUILDINGS

There is an extensive range of outbuildings including woodstores and storage.

## GARAGE

9'9" x 21'5"

With power and light laid on.

## WORKSHOP / GARAGE

29'11" x 23'

With power and light laid on.

## HOME OFFICE / SUMMER HOUSE

15'9" x 11'10"

With an adjoining deck and double glazed windows and doors.

## STORAGE UNIT

23'4" x 22'3"

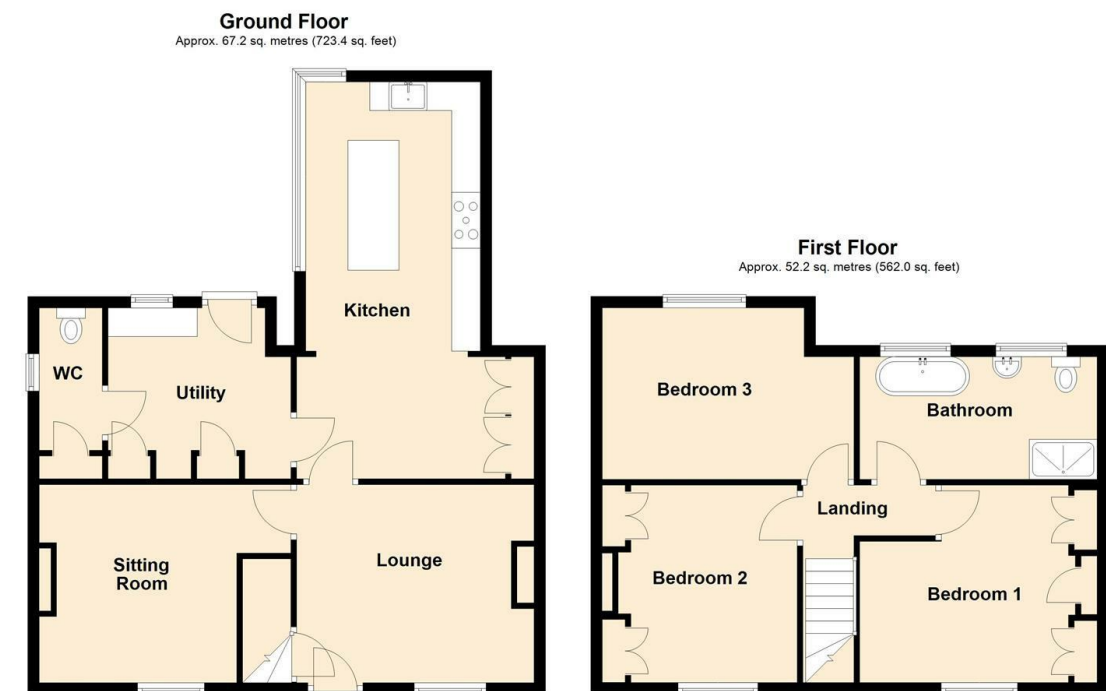
With power and light laid on. To the rear of this storage unit is stabling and an open fronted barn. There is a paddock area to the side which has previously housed goats and the family pets.

## TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

## COUNCIL TAX BAND

The council tax band for this property is band A.



Total area: approx. 119.4 sq. metres (1285.3 sq. feet)