





The Property Specialists

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Well Cottage Cross Hill, Brandesburton YO25 8RD
Offers in the region of £399,950

- Simply Stunning Cottage

• Retaining lots of Original Features

• Three Bedrooms (One En-Suite)

• Delightful Gardens

• Must Be Viewed
- Well Appointed Throughout

• Three Reception Rooms

• Ground Floor Wet Room

• Parking Drive & Garage

• Energy Rating: D

A simply stunning cottage boasting well appointed accommodation with a host of period features and high-quality finishes throughout.

This charming cottage enjoys a central location within popular village of Brandesburton, has delightful gardens which include a semi walled main garden, a wildlife garden with summerhouse and a driveway and garage.

LOCATION

This property enjoys a central location in the popular village of Brandesburton fronting onto Cross Hill, which leads from Main Street to meet Boardman Lane.

Brandesburton itself is a well regarded North Holderness village which lies just off the main A165 Hull to Bridlington road. The village has a parish population of around 1522 (2011 census) and is convenient for access to the city of Hull (about 15 miles), the market towns of Beverley (about 8 miles) and Driffeld (about 10 miles), as well as the East Yorkshire coast. The village is served by local shops, two public houses, a Chinese restaurant & take-away, it's own primary/junior school and a number of recreational facilities including an 18 hole golf course.

ACCOMMODATION

With origins dating from 1876 and featuring a former 'Well' within the reception hall this delightful cottage is beautifully appointed throughout, retaining many period features.

The accommodation has mains gas central heating via hot water radiators, burglar alarm, a mix of UPVC and timber framed sash style windows (except one window which is a feature stained glass window on the landing) and is arranged over two floors as follows:

RECEPTION HALL

10'3" x 15'3" (3.12m x 4.65m)
With a Briggs and Powell Victorian style Range and fire set in a brick surround with timber mantle, stripped wooden flooring, delft rack, beams to the ceiling and a solid oak circular cover to the 'Well' with a glass viewing window where there is also power laid on for feature lighting and one central heating radiator.

LOUNGE

19'5" x 15'3" (5.92m x 4.65m)
With a wood burning stove set in a brick recess with feature timber mantle over, beams to the ceiling, two central heating radiators and open square archway to:

GARDEN ROOM

10'5" x 8'2" (3.18m x 2.49m)
Currently used as a study. With fitted shelves, beams to the ceiling, Concertina patio doors to the rear garden, downlighting, one central heating radiator and stripped wooden flooring.

DINING ROOM

9'8" x 15'3" (2.95m x 4.65m)
With a basket grate fire set in an ornate tiled hearth and inset with feature surround, beamed ceiling, delft rack, two wall light points, stripped wooden flooring and one central heating radiator.

INNER HALLWAY

7'1" x 8'2" (2.16m x 2.49m)
With an enclosed staircase leading to the first floor, stripped wooden flooring and one central heating radiator.

DINING KITCHEN

12'8" x 17'1" narrowing to 16'6" (3.86m x 5.21m narrowing to 5.03m)
With a beautifully fitted kitchen incorporating an extensive range of base and wall units with marble textured work surfaces and matching splashbacks, a central matching breakfast bar, Neff gas hob with cooker hood over, Bosch double oven, integrated washing machine and dishwasher, an inset sink unit, full height cupboards, one which which houses the hot water tank and a separate cupboard housing a modern Vaillant central heating boiler. There is a feature exposed brick wall, solid oak flooring, a Kickspace room heater, a column radiator, underfloor heating, beams to the ceiling and a split stable type rear entrance door.

WET ROOM/W.C.

7'2" x 7'9" (2.18m x 2.36m)
With a modern suite comprising of a hand shower with rain shower above, wash hand basin, low level W.C., full height tiling to the walls, ceramic tile flooring, downlighting to the ceiling and a feature towel radiator.

FIRST FLOOR

LANDING

Which is part galleried with an access hatch to the roof space, one central heating radiator and a beautiful feature stain glass window.

MASTER BEDROOM

18'10" (net) x 15'5" (5.74m (net) x 4.70m)
With fitted wardrobes along one wall incorporating top

storage cupboards, exposed beams and trusses, feature exposed brick chimney breast, a built in airing cupboard over the stairs, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

7'1" x 12'2" (2.16m x 3.71m)
With a large independent shower cubicle, a vanity unit incorporating a wash hand basin along with additional fitted matching storage, low level W.C., ceramic tile floor covering, full height tiling to the walls, underfloor heating, downlighting and a ladder towel radiator.

BEDROOM 2 (FRONT)

10'9" x 8'5" (3.28m x 2.57m)
With a built in wardrobe incorporating top storage cupboards, feature exposed brick wall, two wall light points and one central heating radiator.

BEDROOM 3 (FRONT)

7'4" x 15'1" (2.24m x 4.60m)
With fitted bedroom incorporating a fixed single bed with storage under, fitted wardrobes with drawers and dressing table and one central heating radiator.

BATHROOM/W.C.

7'9" x 8'3" (2.36m x 2.51m)
With a twin ended ball and claw bath, high flush W.C., pedestal wash hand basin, stripped wooden flooring, picture rail and one central heating radiator.

OUTSIDE

The property fronts onto a mainly lawned foregarden with a number of shrubs, trees and attractive Boston Ivy to the front elevation.

A paved patio adjoins the immediate rear of the property and beyond this is a beautiful part walled cottage style garden with a lawn, mature planting and a lean-to timber greenhouse, a further sun terrace is located to the rear of the garage. There is a further raised 'wildlife garden' incorporating a patio, pergola and a large summer house. A gated driveway leads from Boardman Lane with automated timber gates leading to a brick and tile built garage with double opening main doors, side personal door, power and light laid on. There is also external lighting and an outside cold water tap.

COUNCIL TAX BAND

The council tax band for this property is band D.



Total area: approx. 171.3 sq. metres (1843.9 sq. feet)

VIEWS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . 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.