



**QUICK & CLARKE**  
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**Apple Tree Cottage Balk Lane, Arnold HU11 5HZ**  
**Guide Price £600,000**

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- Incredible bespoke family home
- Built to exacting specification
- Adjoins open countryside
- Pastoral views to the front
- Amazing living kitchen
- Flexible living accommodation
- Elevated plot
- Wonderful hamlet location; Good village facilities close by
- Great access to Hull and Beverley
- EPC Rating: B; Council Tax Band: E

An absolutely incredible family home standing on an elevated plot with delightful pastoral views, having been constructed approximately 6 years ago to the current owners' exacting design and specification and subsequently extended to further enhance the quality of this outstanding property. The accommodation on offer is extremely versatile with up to four bedrooms, two reception rooms and an absolutely stunning kitchen/day room along with three bathrooms, utility, cloakroom and attached double garage.

Arnold is a lovely peaceful hamlet but which benefits from excellent road access to Hull city centre, the historic market town of Beverley and the East Yorkshire Coast, but is also close to Long Riston which offers a good range of village amenities including petrol service station with particularly well stocked Spar mini-market. The generously proportioned garden offers lovely outside space to both front and rear, and the delightful balcony to the master bedroom provides a lovely area for breakfast or evening drinks.

Properties of this quality and in such an outstanding location are rarely available on the open market and viewers will not be disappointed by the quality of this incredible home.

## LOCATION

The property is situated on Balk Lane which lies just off the A165 which links Hull with the East Coast and Beverley. With a Southerly aspect to the front, the property overlooks open fields to both front and rear.

Arnold is a small rural village with public house that lies in a convenient position between Hull, Beverley and the East Coast. Situated between the larger villages of Skirlaugh and Long Riston, the property has access to the local amenities including the Spar convenience store at the petrol station just outside Long Riston.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

12'8" x 8'3" (3.86m x 2.51m)

The property is accessed beneath a beautiful oak porchway with stone flagged pathway and through a matching solid oak door with ornate glass panel. An oak staircase leads to the first floor accommodation and is complemented by engineered oak flooring. The interior doors have also been finished in oak to continue the theme.

#### LIVING ROOM

15'3" x 12'8" (4.65m x 3.86m)

An attractive room with bay window to the front elevation. The focal point of the room is a wood burning stove set on a slate hearth with oak mantel above and the room has a continuation of the engineered oak flooring with underfloor heating.

### LIVING DINING KITCHEN

20'2" x 14'2" (6.15m x 4.32m)

A stunning room with windows to three aspects overlooking the garden. Bi-fold doors open out onto the patio area. The kitchen has stylish and well thought out units with white fronts and complementing grey centre island. Finished with quartz worktops and splashback behind the hob, there is an inset porcelain sink and further stainless steel inset sink in the centre island fitted with an Insinkerator and instant hot water/filtered tap. Gas range with double oven and extractor over, integrated fridge and freezer, and fitted remote control electric blinds to the windows.

### SITTING ROOM

18'6" x 10'8" (5.64m x 3.25m)

Accessed through double oak doors from Bedroom 5 and having feature vaulted ceiling with exposed roof trusses, tiled floor with underfloor heating, exposed brick walls with bi-fold doors to rear and PVCu sealed unit double glazed door and window to the front.

### BEDROOM 4

10'4" x 10'1" (3.15m x 3.07m)

PVCu sealed unit double glazed window to the rear elevation and built-in wardrobes with sliding mirrored fronts, engineered oak floor and underfloor heating.

### SHOWER ROOM

9'8" x 4'9" (2.95m x 1.45m)

A stunning room with walk-in shower having additional body jets and hand shower, wall hung vanity unit with cantilevered wash basin, close coupled w.c., heated towel rail, quartz tile floor and window to the side elevation.

### LAUNDRY/UTILITY

11'4" x 5'11" (3.45m x 1.80m)

Base storage units, space and plumbing for washer and dryer, stainless steel sink and drainer, airing cupboard shelved out and with radiator, further large storage cupboard, engineered oak flooring with underfloor heating, PVCu sealed unit double glazed window to the rear elevation and integral door through to the garage.

### FIRST FLOOR

#### PRINCIPAL BEDROOM

15'5" x 12'5" (4.70m x 3.78m)

A beautiful room having both French doors leading out onto a Southerly facing balcony and a further window to the rear elevation and Victoria style radiator. Archway through into the dressing room which has wardrobes with sliding mirror doors and a sealed unit double glazed skylight to the rear along with Victorian style radiator.

#### BALCONY

9' x 7'10" (2.74m x 2.39m)

Ornate cast iron railings and a Southerly aspect overlooking open fields.

#### EN-SUITE BATHROOM

Four piece sanitary suite comprising low level w.c. with bidet, enclosed bath and cantilevered hand wash basin, partially tiled walls with plank style flooring, sealed unit double glazed skylight and Victorian style chrome towel radiator.

#### BEDROOM 2

19'8" x 11'9" (5.99m x 3.58m)

Two Velux windows, Victorian style radiator and a further window to the rear elevation.

#### BEDROOM 3

12'2" x 8'8" (3.71m x 2.64m)

A double bedroom with window to the rear elevation, walk-in wardrobe and Victorian style radiator.

### SHOWER ROOM

10' x 5'6" (3.05m x 1.68m)

Three piece sanitary suite comprising low level w.c., shower enclosure with additional body jets, wall hung hand wash basin, wall mounted mirror with light, window to the front elevation, attractive plank style flooring and chrome heated towel rail.

### GARAGE

18'8" x 17'5" (5.69m x 5.31m)

A large double garage housing the boiler and hot water tank with light and power laid on, window to the rear elevation and electric garage door opening onto the driveway.

### OUTSIDE

The property is in an attractive position slightly elevated from the road with a gravel drive leading up to the front providing ample parking for several cars. The front garden has been laid to lawn.

Access can be gained down the side of the property through a timber gate to the rear garden. With a private patio area adjacent to the living kitchen, the garden opens out and is largely lawed and slightly terraced with the terracing created by new and stained railway sleepers. The rear garden benefits from an open paddock to the rear providing for a more rural feel.

### GENERAL NOTE

The property benefits from a CCTV system internet hardwired into each room and this in turn allows for a TV to be connected if desired. There is a Burglar Alarm installed at the property.

### SERVICES

All mains services are available or connected to the property. The Septic Tank is recently installed and conforms to the latest environmental standards. Solar Panels are fitted and owned and benefit the property.

### CENTRAL HEATING

The property benefits from a gas fired central heating system and also has

underfloor heating to the ground floor and individual thermostats to allow temperature control and one on the upper floor.

### TRIPLE GLAZING

The property benefits from uPVC Triple Glazing.

### TENURE

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

### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)



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VIEWINGS 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.