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# NO CHAIN

## Bramble Cottage, 2 Middledyke Lane, Cottingham HU16

**£350,000**

Beverley | Cottingham | Hornsea | Willerby

- Charming early 1800s detached cottage bungalow
- Spacious 1100 sq ft layout
- Modernised whilst still retaining character
- Three fitted bedrooms, modern bathroom and study
- No chain, ready to move in
- Conservatory with UV glass roof and superb views over garden
- Beautiful garden with entertaining area
- Two garages, car port and workshop
- Close to Cottingham village centre
- EPC: Council Tax:

Nestled on peaceful Middledyke Lane in the charming village of Cottingham, Bramble Cottage is a stunning detached bungalow that beautifully combines historical charm with modern living. Dating back to the early 1800s, this unique property has been thoughtfully extended, transformed and modernised over the past 40 years, offering an impressive 1100 square feet of well-presented accommodation all on one level.

As you step inside, you are greeted by a welcoming hallway that leads to a contemporary bathroom and three fitted bedrooms, along with a versatile study that could serve as a fourth bedroom. The spacious lounge provides a perfect setting for relaxation, while the breakfast kitchen is ideal for casual dining. A delightful conservatory, featuring a UV glass self cleaning roof, offers breath-taking views of the spectacular garden, making it a perfect spot to unwind.

The exterior of Bramble Cottage is equally impressive, boasting a gated side driveway that leads to two garages and a carport, along with an outside annex or workshop that holds potential for conversion into a charming summer house, a hobby/games room or gym. Ample parking is also available, ensuring convenience for residents and guests alike.

The property is enhanced by uPVC double glazing and gas central heating, ensuring comfort throughout the seasons. With no chain involved, Bramble Cottage is ready for its new owners to move in and enjoy. This enchanting home, with its beautiful brickwork and chocolate box-style garden, is a true credit to the current owners. We invite you to view this exceptional property and experience all it has to offer.

## THE ACCOMMODATION

### ENTRANCE
A uPVC door with glazed inserts leads into the:

### ENTRANCE HALLWAY
A welcoming spacious area with cottage style panelling to dado height and a door leading into the:

### FAMILY BATHROOM
9'4" x 6'10" (2.84m x 2.08m)
Having a uPVC double glazed window to the front elevation, a modern three piece suite in white comprising a low level WC, panelled bath with shower over and tiled to wet areas, a full wall of vanity units housing the wash hand basin, large vanity mirror, large storage cupboard and attractive cottage style panelling to dado height.

### INNER HALLWAY
The inner hallway provides ease of access to all rooms. Again a spacious area which drinks in light from the surrounding rooms. Attractive cottage style panelling to dado height.

### LOUNGE
15'2" x 6'9" (4.62m x 2.06m)
Having a uPVC double glazed window to the side elevation and uPVC double glazed patio doors lead out into the conservatory. A splendid versatile room with a feature fireplace and a living flame gas fire. A door leads into the study.

### STUDY/BEDROOM 4
5'3" x 12'11" (1.60m x 3.94m)
With uPVC double glazed window overlooking the conservatory. A superb area to utilise as you would like from working from home to play room, to guest Bedroom.

### CONSERVATORY
12'2" x 11'9" (3.71m x 3.58m)
Being of uPVC and brick construction with windows overlooking the rear garden. A beautiful conservatory (installed in 2013) with UV glass self-cleaning roof and windows overlooking the rear garden and adjacent pond. A uPVC door leads into the:

### BREAKFAST KITCHEN
12'1" x 16'8" (3.68m x 5.08m)
Having a uPVC double glazed window and uPVC doors to the side elevation and conservatory and door to inner hallway. An extensive range of solid oak fronted base and wall units with work surfaces, tiled splashbacks and under unit lighting, double oven gas cooker, boiler storage cupboard and attractive oak fronted Welsh dresser unit with glass display cabinets, one and a quarter bowl stainless steel sink unit with drainer and mixer tap and space and provision for a washing machine and under counter fridge and freezer.

### BEDROOM ONE
12'5" to wardrobes decreasing to 7'8" x 10'10" max (3.78m to wardrobes decreasing to 2.34m x 3.30m max)
Having uPVC double glazed windows to the front and side elevations, mirrored Slide robes providing hanging and storage facilities and enjoying the dual aspect of the front and side of the cottage.

### BEDROOM TWO
10'11" x 8'0" (3.33m x 2.44m )
With a uPVC double glazed window to the side elevation and a full wall of mirrored Slide robes providing hanging and storage facilities.

### BEDROOM THREE
9'4" x 5'10" (2.84m x 1.78m )
With two uPVC double glazed windows to the side elevation and modern Sliderobes providing storage facilities.

VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . 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.



### EXTERNAL
With an attractive walled boundary and a cottage style driveway gate which provides access to ample private parking. The property benefits from having two extra wide single garages, both with up and over doors, power and light and a central covered car port providing further parking. There is parking space for several vehicles and access to the rear South facing garden.

The gardens can only be described as absolutely spectacular! Offering a good degree of privacy, the garden is of good proportions and yet has been designed to provide ease of maintenance with all year round plants and shrubbery. Beautifully landscaped and a perfect backdrop to what is a truly amazing property. Being predominantly laid to lawn, the landscaping consists of various zoned areas. A terraced patio area with a central pond provides a great outside entertainment area with 'secret' lawned garden beyond and a further garden area leading down to the conservatory with the 'piece de resistance' being the fish pond which fringes onto the conservatory. A truly calming area with walled, planted borders leading to the various sections of the garden.

There is a brick detached workshop (17'2" x 11'7") with hardwood double glazed windows, which has lighting and electrics and is currently divided into a utility area and a workshop but could also be used as a gym, games room etc or for business use. This could easily be transformed subject to the necessary planning to either provide further accommodation annex or a summer house.

### AGENTS NOTE
uPVC fascias, soffits and guttering were fitted in 2013.

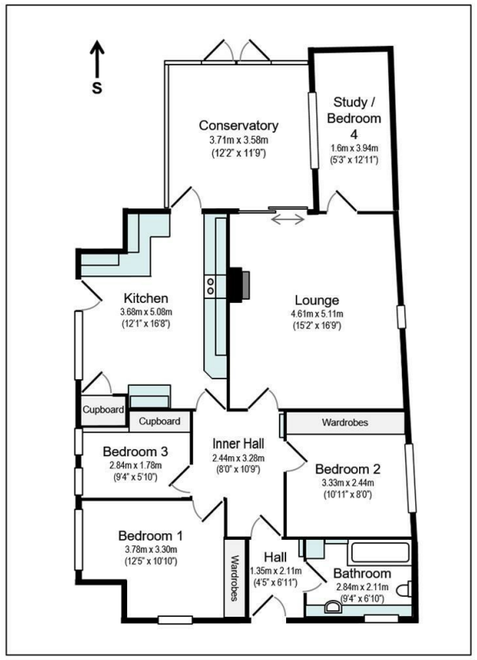
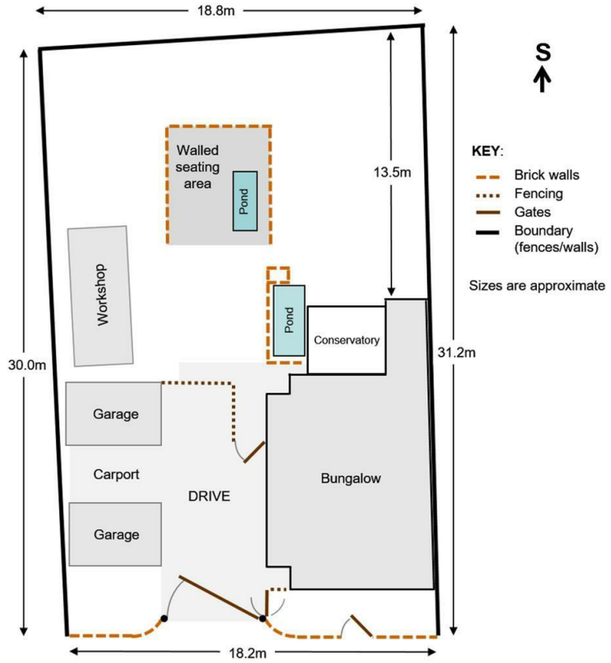
### SERVICES
All mains services are connected to the property.

### CENTRAL HEATING
The property has the benefit of gas central heating and we are advised by the vendor that a new boiler was installed in January 2019 and comes with a seven year warranty.

### DOUBLE GLAZING
The property has uPVC double glazing.

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

### VIEWING
Contact the agents Cottingham office on 01482 844444 for prior appointment to view.

### FINANCIAL SERVICES
Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Cottingham office on 01482 844444. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

### EPC
For full details of the EPC rating of this property please contact our office.