



**QUICK & CLARKE**  
The Property Specialists

131 King Street, Cottingham,  
East Riding of Yorkshire HU16 5QQ  
Tel: 01482 844444 | Email: cottingham@qandc.net  
www.quickclarke.co.uk



**Argyle House, 270 Northgate, Cottingham HU16 5RN**  
**£420,000**

- Imposing detached period house
- Over 2,000 sq ft of stylish empathetic elevations
- Offers the potential of an annexe
- Two lounges; one with log burner
- Superb dining kitchen
- Two further receptions/annexe
- Three DOUBLE bedrooms & SINGLE bedroom/study
- Stunning bathroom
- Double garage and outstanding garden
- EPC: E

#### THE PROPERTY

Argyle House is an imposing detached residence dating back to the late 1700's and formerly being the village Dairy. Beautifully presented throughout to exacting specifications with stylish empathetic elevations, the property offers so much versatility to its new owners with the option of an annexe. With over 2,000 square feet the accommodation boasts uPVC double glazing and gas central heating and enjoys a welcoming entrance hall with sweeping staircase, lounge with dual aspect, sitting room with log burner, superb dining kitchen with built-in appliances and decorative Aga. Rear lobby with hallway, WC, utility room which could easily be the kitchen of the annexe, day room and study/bedroom. To the first floor the landing leads to THREE double bedrooms and a SINGLE bedroom/study. There is an exquisite bathroom with roll top bath and walk-in shower. The gardens which have proudly participated in the Cottingham Open Gardens event, are a superb backdrop for outdoor living. Double driveway gates open to private parking and a double garage. This property awaits its new owners to love it as much as the current owners do!

#### LOCATION

The property is located on historic Northgate close to the centre of the village. This convenient location provides ease of access to all the amenities Cottingham has on offer and the major road network. Cottingham wears the proud title of the UK's largest village and is a really diverse, superb East Riding village with a railway station connecting to further afield, being equally positioned between the historic market town of Beverley and Hull city centre where a good range of further amenities can be located. Nearby motorway access is via the A63/M62 where further trunk routes can be located over the Humber Bridge. Cottingham has four primary schools and a highly regarded secondary school. Private schools are Tranby School and Hymers.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALLWAY

A composite door with chrome fittings opens into entrance hallway having beautiful sweeping period staircase with balustrade leading to the first floor accommodation.

##### LOUNGE

24'8" x 12'7" (7.52m x 3.84m)  
Enjoying a superb dual aspect with uPVC double glazed window to the front elevation and uPVC double glazed sliding patio doors leading out into the rear garden. Adam style fire surround with tiled back and marble mantle incorporating a living flame gas fire. Feature coving to ceiling and TV aerial point, beautiful varnished floorboards flow throughout this room.

##### SITTING ROOM

16'3" x 12'10" (4.95m x 3.91m)  
With uPVC double glazed window to the front elevation. Beautiful rustic brick fireplace with oak beam housing the log burner, beautiful varnished original floorboards.

##### DINING KITCHEN

20'6" x 10'8" (6.25m x 3.25m)  
uPVC double glazed window to the side elevation. An extensive range of ivory base and wall units with oak worksurfaces, stainless gas hob with stainless steel single electric oven and extractor. Belfast sink unit, cupboard housing the gas central heating boiler. Integrated fridge and freezer and integrated dishwasher. Recess to chimney area which houses an Aga, however we are informed by the owner that this is for decorative purposes only. Beautiful slate tiled flooring flows throughout the kitchen area. A door leads into the rear lobby.

##### REAR LOBBY

uPVC door leading out into the rear garden, a slate tiled floor which flows into the utility room.

##### DOWNSTAIRS WC

Low level WC and a useful storage cupboard next to the WC. This area could easily be converted to a shower room subject to necessary regulations.

##### UTILITY ROOM

Ivory base units with space and plumbing for washing machine and space for tumble drier, uPVC double glazed window to the side elevation.

##### POTENTIAL FOR ANNEXE

From the kitchen through to the rear of the house could easily be used as an annexe with the possibility of using the utility room as a second kitchen, converting the WC and utilising the cupboard to make a shower room, using the garden room as a sitting room and the day room as a bedroom, subject to the necessary regulations.

##### GARDEN ROOM

13'0" x 7'9" (3.96m x 2.36m)  
uPVC double glazed window to the side elevation and uPVC door leading out into the rear garden.

##### DAY ROOM / BEDROOM 5

13'0" x 8'6" (3.96m x 2.59m)  
uPVC double glazed window to the side elevation.

##### FIRST FLOOR

##### LANDING

uPVC double glazed window to the rear elevation.

##### BEDROOM 1

12'9" x 12'1" (3.89m x 3.68m)  
uPVC double glazed window to the front elevation.

##### BEDROOM 2

12'1" x 10'8" (3.68m x 3.25m to wardrobes)  
uPVC double glazed window to the front elevation, two fitted double wardrobes providing hanging and storage facilities.

##### BEDROOM 3

12'6" x 12'5" (3.81m x 3.78m)  
uPVC double glazed windows to the front and side elevations.

##### BEDROOM 4 / STUDY

8'4" x 5'5" (2.54m x 1.65m)  
uPVC double glazed window to the front elevation.

##### FAMILY BATHROOM

12'1" x 10'8" (3.68m x 3.25m)  
uPVC double glazed windows to the rear and side elevations. A stunning suite with feature roll top bath with central taps, shabby chic vanity unit housing the wash hand basin, low level WC and walk-in shower cubicle with aquaboard to walls.

##### EXTERNAL

To the left hand side of the property are double timber gates

which open to the private block sett driveway providing parking for several vehicles. There is a double garage which has folding doors, power and light.

The rear garden is absolutely beautiful and has featured in the Cottingham Open Gardens event for many years. A meticulously lawned garden complements the well-stocked borders and the garden overall offers a relatively good degree of privacy.



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