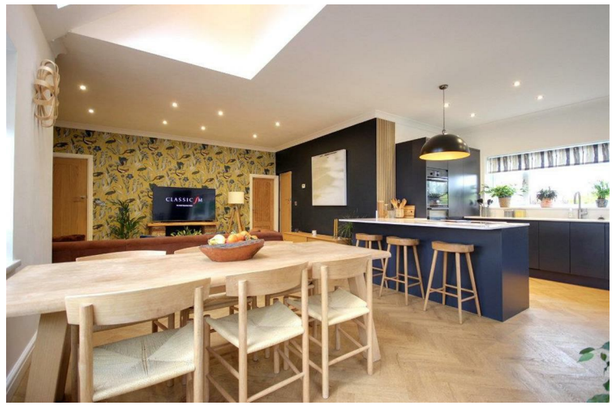












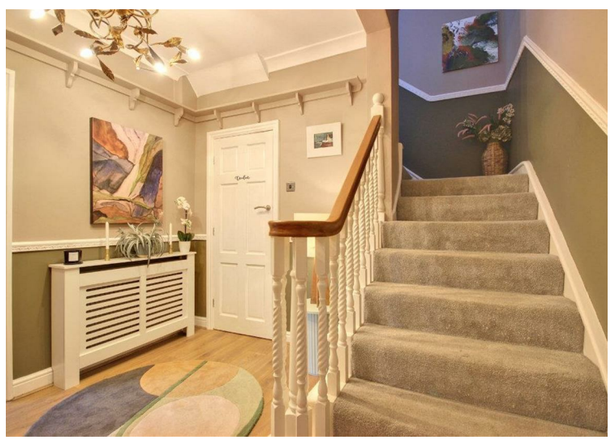




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The Mill House, Beverley Road, Skidby HU16 5TF

Offers in the region of £640,000

Beverley | Cottingham | Hornsea | Willerby

- Outstanding detached family home
- Enjoying approximately 1/4 acre plot
- The property enjoys over 2000 square feet
- Two receptions both enjoying a dual aspect
- Outstanding living dining kitchen with a host of built-in appliances
- Utility room and WC
- Three DOUBLE bedrooms; principal with walk-in dressing room
- Two BATHROOMS
- Double garage, sweeping driveway and beautiful gardens
- EPC Rating: D. Council Tax: G

The Mill House is a truly spectacular property with undisturbed views over the countryside and a stunning view of the Windmill. Sat in approximately 1/4 acre the property has been subject to a full refurbishment to provide opulent elevations throughout which provide space and versatility extending to 2000 square feet. Ideally located for accessibility to Beverley and also Motorway connections surrounding, yet tucked away quietly off the main road.

Enjoying uPVC double glazing and gas central heating, the stylish interior is something you would expect to see in "House & Gardens" magazine! An entrance porch leads in to a beautiful hallway, newly refitted w.c., two reception rooms both enjoying a dual aspect, outstanding living dining kitchen with a host of integrated appliances to the kitchen and a dining room enjoying superb views over the gardens, utility room and to the first floor the spacious landing leads to three DOUBLE bedrooms and two bespoke bathrooms. The principal suite enjoys large picture windows with views across the countryside with walk in dressing room.

Sat in a beautiful plot with secure gates providing access to the sweeping driveway and DOUBLE garage. The gardens encase the property with a beautiful ornamental garden with feature decking, a large patio area ideal for family entertaining and good size lawned area which leads to the summer house; this includes a bar, ideal for enjoying a G&T at the end of the day!

Ideally located for village life, ease of access to Beverley, Cottingham and motorway networks. This property is something extremely special with so much stylish detailing on the interior design that it is hard to not completely fall in love with this very special house. Viewing is an absolute must!

LOCATION
Located just off Beverley Road, a private road leads to the Windmill and the property is located on the right hand side set behind secure gates. Sat on the fringe of Skidby and with ideal access to Cottingham village, the historical market town of Beverley and nearby motorway networks.

Skidby lies approximately two miles from the village of Cottingham. The delightful village of Cottingham offers a good degree of local amenities and facilities to include a train station. There is a local Co-op supermarket and the village lies within close proximity of the market town of Beverley and the facilities in Hull city centre. Nearby motorway access can be gained via the A63/M62 and further trunk routes over the Humber Bridge. Skidby is ideally located for those wishing to commute to the historic market town of Beverley, the village of Cottingham and Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR
A uPVC door with glazed inserts leads into:

ENTRANCE PORCH
Tiled floor and door leading into:

ENTRANCE HALLWAY
Wood laminate flooring and return staircase with spindle balustrade leading to the first floor accommodation.

W.C.
uPVC double glazed window to the rear elevation, newly fitted white suite comprising wash hand basin set in vanity unit and low level w.c.

LOUNGE
15'11" x 13'6" plus bay (4.85m x 4.11m plus bay)
uPVC double glazed walk-in bay window to the front elevation and uPVC double glazed windows to the side elevations, beautiful period style fireplace with open fire, dado rail and coving to ceiling. TV aerial point.

SITTING ROOM/BEDROOM 4
13'11" x 12'11" (4.24m x 3.94m)
uPVC double glazed window to both front and side elevations, beautiful cast iron fire with ornate tiled back and open grate, dado rail, coving to ceiling and TV aerial point. Was previously used as a 4th Bedroom.

LIVING/DINING KITCHEN
23'5" x 15'11" maximum (7.14m x 4.85m maximum)
uPVC double glazed windows to the side and rear elevations, uPVC double glazed French doors opening out onto the rear garden and vaulted ceiling with two skylights. Attractive herringbone design LVT click flooring flows throughout with the benefit of underfloor heating.

The open plan living/dining area has a rustic feature fireplace with oak mantel and TV ariel point above, a large picture window to the side and is open into the kitchen.

The kitchen has an extensive range of recently fitted units in French Navy including larder cupboard, base units, large storage drawers and integrated wine rack, all beautifully complemented with quartz work surfaces. There is a double fan oven/microwave combination, induction hob with extractor fan, sunken sink unt with swan neck mixer tap, integrated fridge and freezer and integrated dishwasher.

UTILITY ROOM
13'8" x 6'1" (4.17m x 1.85m)
uPVC double glazed stable door leading out into the rear garden, Shaker style base and wall units with contrasting work surfaces and coordinating tile splashbacks, space and plumbing for washing machine, space for tumble dryer and sink unit with drainer and swan neck mixer tap. Attractive wood laminate flooring.

FIRST FLOOR

LANDING
uPVC double glazed picture window overlooking the surrounding countryside.

BEDROOM 1
19'7" x 13'4" plus door well (5.97m x 4.06m plus door well)
uPVC double glazed windows overlooking the surrounding countryside. TV aerial point and door into:

DRESSING ROOM
uPVC double glazed window to the rear elevation. Full wall of fitted wardrobes providing hanging and storage facilities.

BEDROOM 2
15'9" x 13'6" (4.80m x 4.11m)
uPVC double glazed windows to the front and side elevations. Door into:

EN-SUITE
uPVC double glazed window to the front elevation, beautifully fitted suite comprising vanity unit housing wash hand basin with swan neck mixer tap and tiled splashback, contrasting wall mounted storage unit, low level w.c., independent shower cubicle with Aquaboard, towel radiator and extractor.

BEDROOM 3
12'11" x 13'11" (3.94m x 4.24m)
uPVC double glazed window to the front and side elevations.

HOUSE BATHROOM
uPVC double glazed window to the side elevation. A spectacular, modern four piece suite in white comprising jacuzzi bath with central mixer tap and shower attachment set in mosaic tile surround, ivory Shaker style vanity unit with counter top hand wash basin and low level w.c., wall mounted cupboards and touch sensor light, independent shower cubicle, fully tiled walls to contrast, extractor and towel radiator.

OUTSIDE
The property is approached through large oak gates onto a sweeping driveway which provides ample off-street parking and leads down to a detached double garage with up-and-over door, power and light. To the front of the property is a large lawn and timber summer house which includes a bar providing a great entertaining area, and which has power and light laid on. The remaining gardens surround the property and include a stunning ornamental garden with decking and feature bridge, numerous seating areas with a host of shrubs and plants, leading down to a large patio area ideal for entertaining and a BBQ area.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

DOUBLE GLAZING
The property benefits from uPVC double glazing.

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

VIEWING
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.