Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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

Plot 1 The Old Riding School Browsholme Fold,

£500,000

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- Detached family home
- Due to be completed Summer/Autumn 2026, dependent on purchase
- More than 1700 square feet
- Two receptions
- Superb Living Dining Kitchen
- Four Bedrooms
- Three Bathrooms
- Viewing a must!
- EPC; TBC Council Tax: TBC

Located just off Harland Way, The Old Riding School dates to the 19th Century forming part of “Browsholme Farm”. This exciting new development is now under construction with two newly built detached family homes and four barn conversions; two houses and two bungalows. Built by family builders to exacting specifications to encase modern living yet to retain the historical barns, creating opulent living at its very best! Built by a reputable family builder where attention is paid to every detail and customer service plays such an important role within their business.

Each property will have bespoke fittings throughout with a host of built-in features and integrated appliances to the stunning living dining kitchens. The barns will enjoy a courtyard setting with private gardens. The builder will work alongside the buyer to add their own design flairs within if purchased prior to physical completion; making you feel you are very much part of the design and build.

Cottingham is one of the UK’s largest villages providing a great range of amenities and facilities with a train station and great access to the A63/M62. With the historical market town of Beverley only 6 miles from the development, this location really is an ideal place to reside.

This detached new build house is designed for great family living with space more than 1700 square feet, and superb versatility. The property enjoys Entrance Hallway, Cloaks WC, Study, Lounge, superb Living Dining Kitchen with a host of built-in and integrated appliances and Utility Room. To the first floor there are four good size Bedrooms; two of which have En-suites, and a modern four-piece House Bathroom. To the ground floor there will be underfloor heating and to the first floor thermostat controlled radiators. The property will have solar panels and EV charging. Parking is via a driveway and single garage. The property will enjoy encasing gardens.

ACCOMMODATION

GROUND FLOOR
Underfloor heating throughout the ground floor.

ENTRANCE HALLWAY
With staircase leading to the first floor accommodation and understairs cupboard.

LOUNGE
14'9" x 14'6" (4.50m x 4.42m)

STUDY
8'1" x 7'10" (2.46m x 2.39m)

W.C.
8'1" x 5'3" (2.46m x 1.60m)

UTILITY ROOM
8'1" x 5'7" (2.46m x 1.70m)

LIVING/DINING KITCHEN
26'5" x 15'3" (8.05m x 4.65m)
Bi-folding doors will access the garden. The Kitchen units can be selected from Howdens from their Bridgemere, Frome, Clerkenwell or Halesworth ranges. There will be a host of included appliances: Integrated fridge/freezer, Integrated Dishwasher, AEG/Bsoch Single Oven, AEG/Bosch Induction Hob, Extractor Fan and Boiling Water Tap which will be available in multiple finishes. Worksurfaces will be Quartz with a range of colours and styles. I 1/4 Composite Sink.

FIRST FLOOR

LANDING

BEDROOM 1
15'3" x 11'6" (4.65m x 3.51m)

EN-SUITE
Modern three piece suite. Wash basin in vanity units, low level WC, Bathrooms and Shower. Chrome towel rail. There is an option for dual head shower for the Bathroom. All Bathrooms will be half tiled, with wet areas fully tiled. There is an option to have the Bathroom Fully Tiled.

BEDROOM 2
14'9" x 10'4" (4.50m x 3.15m)

EN-SUITE
Modern three piece suite. Wash basin, low level WC, Bathrooms and Shower. Chrome towel rail. There is an option for dual head shower for the Bathroom. All Bathrooms will be half tiled, with wet areas fully tiled. There is an option to have the Bathroom Fully Tiled.

BEDROOM 3
15'3" x 9'5" (4.65m x 2.87m)

BEDROOM 4
13'9" x 7'10" (4.19m x 2.39m)

HOUSE BATHROOM
Modern four piece suite. Wash basin in vanity units, low level WC, Bathrooms and Shower. Chrome towel rail. There is an option for dual head shower for the Bathroom. All Bathrooms will be half tiled, with wet areas fully tiled. There is an option to have the Bathroom Fully Tiled.

DOUBLE GLAZING
The property will benefit from double glazing with slimline aluminium windows and doors*.

*subject to change

HEATING
Heating will be supplied via a gas boiler, but the property will be heat pump ready.

AGENT'S NOTE
All fixtures and fittings are subject to change to equivalent specification. Flooring is not included however the Builder will of course assist you in sourcing any floor covering using their approved contractors and suppliers.

Bathroom mirrors are not included. The Builder is happy to assist you with a range of options and price levels from their approved contractors and suppliers.

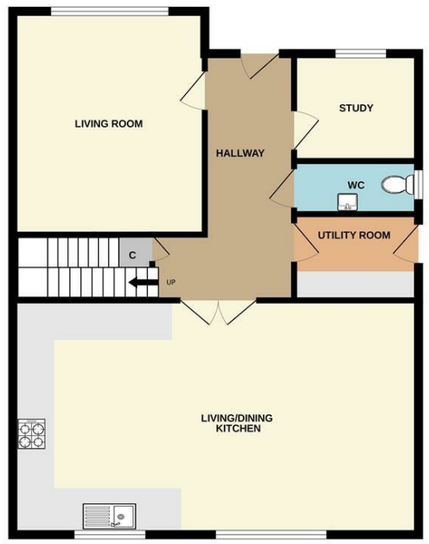
The properties do not include a TV aerial.

Alterations from the standard specification must be requested in line with the schedule and works of the property at the time of agreeing a sale.

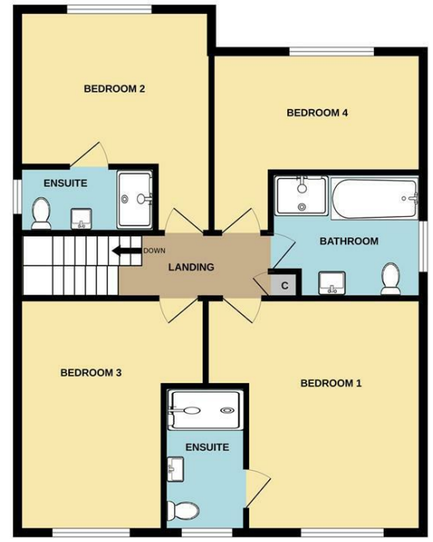
All extras are to be paid prior to completion, upfront, alongside the build schedule and before extra good are ordered, supplied and fitted. Any extras will not be refundable if the sale does not proceed.

For all sales agreed, subject to contracts, exchange of contracts will be required within 6 weeks of instructed with a 10% deposit paid on exchange. Completion will be served on a notice to complete, correspond with the build progression. Once the notice is served then the usual practise is to complete the sale within 7-10 days.

GROUND FLOOR



1ST FLOOR



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.

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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