















Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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252 West Ella Road, West Ella HU10 7SF

Offers Over £395,000

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- Stunning Grade II listed cottage
- Stone King and Queen gargoyles
- Two/three superb reception rooms
- Log burner in cosy lounge
- Modern kitchen with French doors to garden
- Two/three bedrooms
- Delightful, spacious gardens with summerhouse
- Two double bedrooms upstairs and a modern bathroom
- Desirable village of West Ella
- EPC: D. Council Tax: F

Located within the picturesque village of West Ella, this exquisite Grade II listed semi-detached cottage is a true gem. With its remarkable architectural features, including striking stone King and Queen gargoyles designed by Beverley Minster stonemasons, this property embodies the charm and character one would expect to find in a feature from Ideal Homes.

Inside, the cottage boasts three splendid reception rooms, each offering a unique atmosphere. One room is enhanced by a cosy log burner, perfect for those chilly evenings, while another seamlessly connects to a modern kitchen, ideal for both cooking and entertaining. The third offering a versatile study/Bedroom 3 which provides an excellent space for working from home or utilising as a third bedroom, also there is a modern wet room.

On the first floor, you will discover two generously sized double bedrooms, complemented by a contemporary bathroom that meets the needs of modern living.

The outdoor space is equally impressive, featuring delightful gardens that offer ample usable space for relaxation and recreation. This tranquil setting is perfect for unwinding after a long day or hosting gatherings with friends and family.

Mole Hall is a charming, bespoke cottage which really is truly magical, and an early viewing is highly recommended to fully appreciate all it has to offer. Don't miss the opportunity to make this stunning cottage your new home.

LOCATION

Located on the right hand side of West Ella Road leaving West Ella and heading towards Swanland. Close to all the amenities that Kirk Ella, Willerby and Swanland have to offer with excellent motorway networks nearby via the A63/M62. With both public and private schools nearby, this is an ideal base for family living.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE

Located to the side of the property with stone flooring and a beautiful arched wood door leading small Entrance area and opening into:

LOUNGE

13'4" x 12'5" (4.06m x 3.78m)
Walk-in bay window to the front elevation with sealed unit double glazing, Amtico flooring, recessed fireplace with Portuguese stone surround and ornate tiled hearth housing an ivory log burner. Door into:

DINING ROOM

13'6" maximum x 12'1" (4.11m maximum x 3.68m)
Attractive Amtico flooring throughout, staircase with feature twisted iron balustrade leading to the first floor accommodation and understairs storage cupboard housing the utility meters.

KITCHEN

10'2" x 9'10" (3.10m x 3.00m)
Double glazed French doors opening out into the rear garden and window to the side elevation. An extensive range of forest green Shaker style base and wall units with contrasting work surfaces and coordinating tile splashbacks, Amtico flooring, cupboard housing gas central heating boiler, Belfast sink with swan neck mixer tap, space and provision for cooking with extractor over, integrated fridge, freezer and dishwasher.

WET ROOM

Window to the rear elevation, electric shower, low level w.c. with built in wash hand basin and fully tiled with non-slip tiled flooring.

STUDY/BEDROOM 3

14'1" x 7'5" decreasing to 6'9" (4.29m x 2.26m decreasing to 2.06m)
Window to the rear elevation. Currently used as a study/sitting room but this could easily be the third bedroom. Such a versatile area.

FIRST FLOOR

SMALL LANDING AREA

BEDROOM 1

13'5" x 12'5" (4.09m x 3.78m)
Window to the front elevation.

BEDROOM 2

10'9" maximum x 10'9" maximum (3.28m maximum x 3.28m maximum)
Window to the side elevation, over stairs storage cupboard and fitted wardrobes.

BATHROOM

8'9" x 5'3" (2.67m x 1.60m)
Window to the rear elevation, modern three piece white suite comprising panelled bath with central ebony black tap and mixer shower head, low level w.c. and wash hand basin set on attractive vanity unit, fully tiled walls and contrasting tiled floor, extractor, towel radiator and fitted double linen cupboard.

OUTSIDE

To the front of the property there is block sett private parking for several vehicles and a side gate leads down into the good sized, beautiful rear garden with an extensive patio area and ornamental pond. Walk through the arched pergola and you find yourself in the vast lawned garden with an array of well established shrubs and plants. The garden also benefits from a small Victorian style timber summerhouse which has power and light laid on and sits on an additional patio.

This is the perfect backdrop to this stunning cottage and you can just imagine yourself relaxing at the end of the day with the various seating areas; this is a beautiful place to be!

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 partial 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 Willerby office on 01482 651155 for prior 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 Willerby office on 01482 651155 or email willerby@qandc.net

AGENT'S NOTE

This property is Grade II listed. Once a simple dwelling for farm workers, re-modelled and Gothicised by Richard Sykes (1784-1870.) this property forms part of the Heritage Trail. Further information regarding the Grade II listing can be obtained from the Agent.

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 Willerby Office on 01482 651155 . 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.