

## Residential



### The Cottage, Main Street, Kelk, East Yorkshire, YO25 8HL

**\*GUIDE PRICE: £175,000 - £200,000 (plus fees)**



#### Description

This three-bedroom detached cottage stands on a large plot and offers the potential for either renovation or demolition and replacement with a larger five-bedroom detached house for which full planning consent has been granted. The property has stood empty for several years during which it has suffered from a burst pipe and some structural movement. Although renovation is still possible, the option to replace the existing dwelling with a brand-new house is likely to appeal. The design of the property that the full planning approval has been granted for, is a mixture of traditional and more contemporary designs.

#### Location

Kelk is an unspoiled village conveniently placed between the market town of Drifffield and the East Coast resort town of Bridlington.

#### Existing Dwelling

The existing property provides the following accommodation:

Ground Floor: Sitting Room, Living Room, Kitchen, WC, Side Porch, Dining Room, Conservatory.

First Floor: Landing, Three Bedrooms, Shower room.

Outside: The property stands back from the road behind its own forecourt garden which also provides a gravelled hard-standing area for several vehicles. The drive extends to the side of the property where there is a single garage.

To the rear of the property lies a good-sized but overgrown area of mature garden at the bottom of which stands a range of timber outbuildings, a greenhouse, and stores.

Additional Fees and Disbursements will be charged to the buyer – see individual property details at [auctionhouse.co.uk](http://auctionhouse.co.uk) and Special Conditions of Sale for actual figures

#### Planning Consent

Full planning consent was granted on the 30th June 2020 under Application Number 20/00526/PLF for the erection of a replacement dwelling. Some of the plans relating to the approval are reproduced here and full copies are available for download at the East Riding of Yorkshire council planning public access website using the application number given above.

The permission is for the demolition of the existing dwelling and replacement with a new detached five-bedroom, four bathroom house with large open-plan living spaces enjoying views over the large plot.

**Solicitors:** Harrowells Solicitors

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**EPC :** 34 (F)

**Council Tax :** Payable to East Riding Council – Band D



