



NORTH MOOR HOUSE, DUNSWELL ROAD, COTTINGHAM HU16 4JS

# THIS IMPRESSIVE INDIVIDUAL DETACHED PROPERTY STANDS IN 1.7 ACRES ON THE OUTSKIRTS OF COTTINGHAM



If you prefer to be a little bit away from it all yet still in a convenient location this property enjoys considerable privacy and provides generous four double bedroom family accommodation. With four bathrooms and five reception rooms plus a large outbuilding converted into offices with facilities, ideal for those who run a business or work from home. The ground floor accommodation is also configured to lend itself to a separate granny annex with small modification. The 1.7 acres includes a separate paddock, ideal to keep a horse or pony at home.

Versatile properties of this nature rarely come to the open market, waste no time in viewing.

### Location

The village of Cottingham lies approximately five miles to the northwest of the centre of Hull and is one of the most exclusive residential villages in the area. Good road connections are available as the Humber Bridge Northern Approach Road runs to the west of the village linking the Historic Town of Beverley with the Humber Bridge and the region's motorway network. There is a local train service available within the village connecting it with Hull, Beverley and the east coast beyond. There is a good choice of well-regarded schools, shops and restaurants with the added advantage of three private golf clubs within a 3 mile radius of each other.

### Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan including the layout of the outbuildings forming part of these sale particulars and briefly comprises as follows:

### Entrance Hall

With staircase off and understairs storage cupboard.

### Lounge 22'6" x 14' (6.86m x 4.27m)

Two bay windows, inset wood burning stove. Open plan to the ...

### Dining/Sitting Room 19'9" x 11'3" (6.02m x 3.43m)

With bi-fold doors overlooking the rear garden.

### Study 10'6" x 10'3" (3.2m x 3.12m)

Dual aspect.





**Open Plan Dining Living Kitchen** 28'5" x 12'4" (8.66m x 3.76m)

Includes a comprehensive range of floor and wall cabinets with solid granite worktops, peninsular unit, gas fired two oven Aga cooker plus additional double oven, microwave, hob unit and dishwasher, single drainer one and a half bowl sink unit.

**Annex**

Comprises...

**Bedroom/Sitting Room** 17' x 10'6" (5.18m x 3.2m)

Bay window and a range of fitted wardrobes.

**Utility Room** 12'6" x 10'2" (3.8m x 3.1m)

With Belfast sink and plumbing for automatic washing machine.

**Shower Room**

Includes shower, vanity wash hand basin and low level w.c. with complementing tiling.

**Boot Room** 12'10" x 7'2" (3.9m x 2.18m)

This could be modified to create a separate bedroom. Includes gas fired central heating boiler unit.

**First Floor**

**Bedroom 1** 18'4" x 11' (5.6m x 3.35m)

**Shower Room**

Includes a three piece suite with complementing tiling comprising shower cubicle, vanity wash hand basin and low level w.c. plus fitted cupboard and heated towel rail.



**Bedroom 2** 16'9" x 12' (5.1m x 3.66m)

### **En-suite Shower Room**

Fully tiled complementing a three piece suite comprising shower cubicle, vanity wash hand basin and low level w.c. plus heated towel rail.

**Bedroom 3** 14'1" x 10'10" (4.3m x 3.3m)

**Bedroom 4** 12' x 10'2" (3.66m x 3.1m)

### **Family Bathroom**

Includes a five piece suite comprising panelled bath, vanity wash hand basin, low level w.c. and bidet plus a separate shower area with full complementing tiling and three heated towel rails.

### **Separate WC**

With wash hand basin.

### **Outside**

The property stands particularly well on a wide road frontage with in and out driveway access plus an additional access via the side lane leading to the former stables/offices which can be seen in more detail on the dimensioned floorplan. The rear garden has a number of interesting features enjoying considerable privacy and a western aspect.

There is a spacious patio area ideal for outdoor entertaining plus summer house and two garden sheds. There is a sustainable willow wood crop providing fuel for the wood burning stove.

### **Services**

Mains gas, water and electricity are connected to the property. Drainage is by way of septic tank.

### **Wayleave**

We understand from the vendors there is a wayleave agreement for the electricity pylon located on the south side of the grounds.

### **Central Heating**

The property has the benefit of a gas fired central heating system to panelled radiators.

### **Double Glazing**

The property has the benefit of UPVC double glazed windows.

### **Council Tax**

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.\*

### **Fixtures & Fittings**

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

### **Disclaimer**

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Viewings

Strictly by appointment with the sole agents.

## Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

## Mortgages

We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Valuation/Market Appraisal

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!

## Agents Note

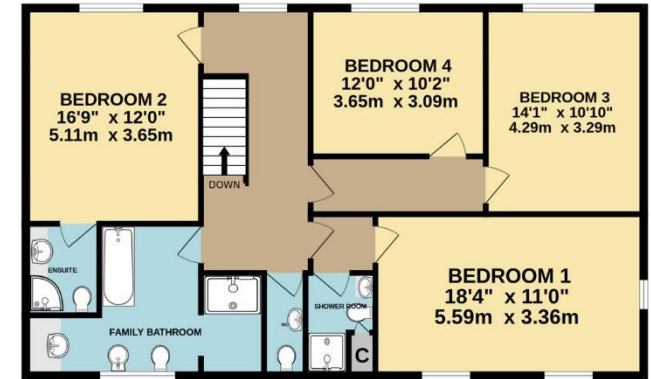
Please note there is an electricity pylon on the southeast corner of the site.



GROUND FLOOR  
2788 sq.ft. (259.0 sq.m.) approx.



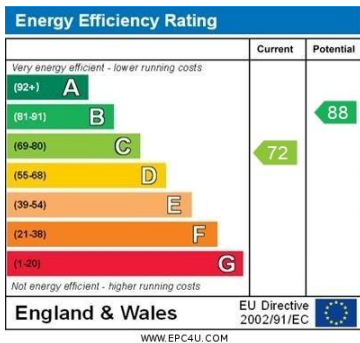
1ST FLOOR  
1060 sq.ft. (98.5 sq.m.) approx.



DUNSWELL ROAD, COTTINGHAM HU16 4JS

TOTAL FLOOR AREA : 3848 sq.ft. (357.5 sq.m.) approx.

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.  
Made with Metropix ©2024



8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA



To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

