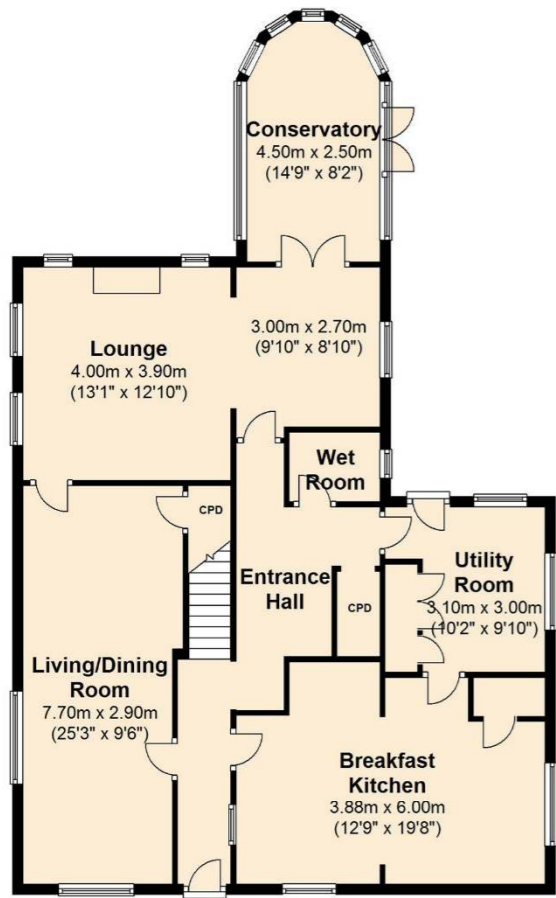


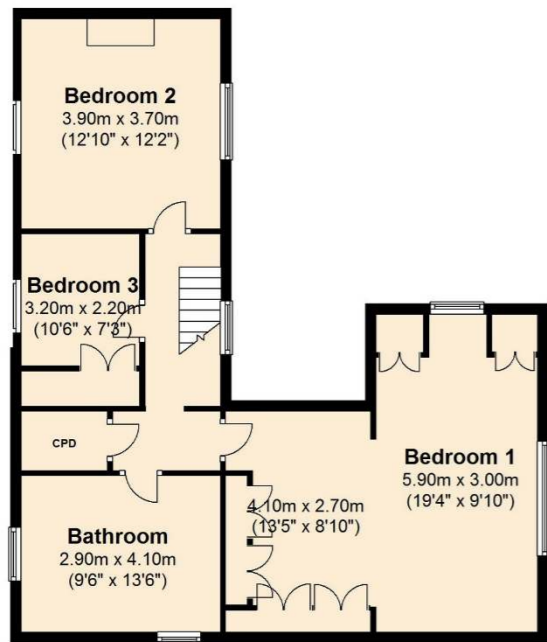
Ground Floor

Approx. 116.0 sq. metres (1248.4 sq. feet)

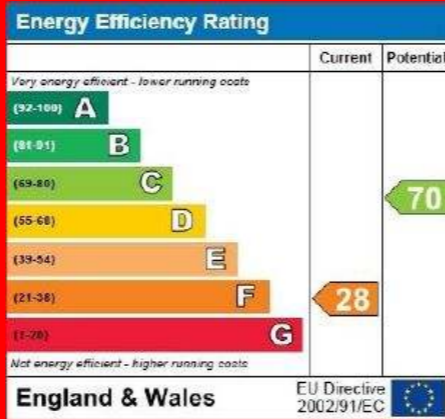


First Floor

Approx. 71.7 sq. metres (772.0 sq. feet)



Total area: approx. 187.7 sq. metres (2020.4 sq. feet)



TENURE
Freehold

COUNCIL TAX
Band E

SERVICES
Mains water and electricity are connected. Drainage to septic tank. Private borehole, currently used to refill pond. None of the services or installations have been tested.

VIEWINGS
Strictly by appointment with the agents Beverley office.

HEATING AND INSULATION
The property has oil fired radiator central heating and recently installed double glazed replacement timber windows.



£ 475,000 **Lambwath Cottage, Cross Street**
Great Hatfield, HU11 4UR



11 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With cupboard housing oil central heating boiler.

LIVING/DINING ROOM

Understairs cupboard, beamed ceiling and two radiators.

LOUNGE

A wood burning stove is set within a granite fireplace with timber fire surround and the room has an oak floor and beamed ceiling. Two radiators, four wall light points, multi pane double doors open to:

CONSERVATORY

Timber double glazed with tiled floor and radiator.

BREAKFAST KITCHEN

Comprehensively fitted with cabinets in a light maple finish with granite worktops and upstands. There is a built in electric double oven, gas four ring hob and dishwashing machine. Approx half height wall tiling or contrast panelling and tiled floor, radiator, ceiling coving. Pantry.

UTILITY ROOM

With fitted base cupboard and single drainer sink. Full height built in storage cupboards, plumbing for automatic washing machine, approx half height wall tiling and tiled floor, radiator, ceiling coving.

WET ROOM

Fully tiled in a travertine tile finish and including an Aqualisa thermostatic shower, low level toilet and wash handbasin on oak stand.

FIRST FLOOR

LANDING

Walk in airing cupboard with hot water tank, water softener and slatted shelving.

BEDROOM ONE

A very spacious master bedroom extensively equipped with furniture including full height wardrobes, eaves cupboards and window seat with drawers beneath.

BEDROOM TWO

Features a brick chimney breast and ceiling beams. Radiator.

BEDROOM THREE

With oak double wardrobe and cupboards above, three height chest of drawers. Radiator.

FAMILY BATHROOM

A spacious feature room with a white suite and gold effect taps to include bath tub, low level toilet, bidet, pedestal wash handbasin and shower enclosure with plumbed fitting. Approx half height wall tiling.

EXTERNAL

A brick set driveway gives access to the garaging and outbuildings and there is also a matching large area of patio and paving at the rear of the house.

OUTBUILDINGS

Store 13'6" x 9' (4.11m x 2.74m) brick and tile, housing oil tank. Electricity and light.

Detached garage 17' x 19'6" (5.18m x 5.94m) concrete block and tile with open front and attached store 17' x 5' (5.18m x 1.52m) electricity supply, light and mains water.

Garage/Workshop 45'5" x 16'9" (13.84m x 5.11m) with oil central heating system, electricity supply, sink with mains water and alarm system.

Tractor Shed 30'4" x 16' (9.25m x 4.88m) electricity, light and mains water.

Store 29'3" x 18'3" (8.92m x 5.56m) with lean to greenhouse to south side. Electricity, light and mains water.

GARDENS AND GROUNDS

There is a private partly walled lawn garden with very well established borders and screened boundaries immediately adjoining the house and an adjacent walled fruit and vegetable garden with raised beds. The main grounds to the north of the driveway and behind the cottage are mown grasses which include an orchard and two ponds. A 'woodland walk' has been developed around the perimeter of the site through plantings including a variety of specimen trees.

HEATING AND INSULATION

The property has oil fired radiator central heating and recently installed double glazed replacement timber windows.

Lambwath Cottage, Great Hatfield

AN ATTRACTIVELY MODERNISED DETACHED COUNTRY COTTAGE WITH OUTBUILDINGS AND EXTENSIVE PRIVATE GROUNDS.

Lambwath Cottage is a true find for those seeking a character country home with land to enjoy the outdoor life, and a good range of outbuildings for hobby, workshop or possible business use. The spacious three bedroomed property could be remodelled at the first floor to create a further bedroom, and ample scope exists to further extend (subject to required consents), if required. The accommodation is well maintained, with new high quality timber replacement double glazing, and has numerous character features. A woodburning stove makes for a cosy main lounge, and there is a further reception room, conservatory and breakfast kitchen. With character in abundance inside, this lovely property includes a large fish pond and a woodland walk around the perimeter of the secluded and well maintained grounds which are in all about 2.65 acres. The outbuildings would readily suit conversion to stabling and there is potential to create a paddock for a horse or pony.

The property is located in a pretty and quiet conservation area setting on the north eastern edge of Great Hatfield. The village is approximately 13 miles to the north east of the city of Hull, about 12 miles to the east of the market town of Beverley and within 4 miles of the East Yorkshire coastal town of Hornsea where a wide range of local amenities are available, including both smaller specialist retailers and the Tesco supermarket.

