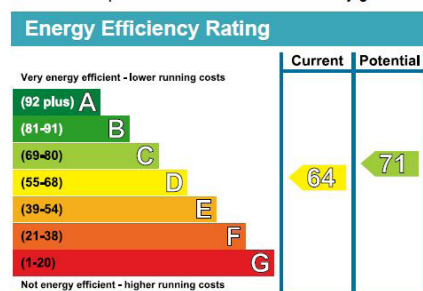


Total area: approx. 180.6 sq. metres (1944.0 sq. feet)



HEATING & INSULATION

The property has underfloor and radiator central heating from an air source heat pump. Hot water is provided from solar panels and uPVC sash windows are double glazed.

SERVICES

Mains water and electricity. Private drainage system (details on request). Bottled gas used for cooking and living room stove.

TENURE

The property is held under freehold title with vacant possession on completion

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'E'

VIEWING

Strictly by appointment with the sole agent's Beverley office on (01482) 866844.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



£375,000

**Chapel Cottage,
Main Street,
Lelley**



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

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Dee Atkinson & Harrison



Chapel Cottage, Main Street, Lelley, HU12 8SN

DESCRIPTION
Whether you are looking for a character home but don't want to give up all mod cons, or are drawn from that draughty old cottage you otherwise love to the benefits of a new-build, this beautifully restored cottage could just be the one for you. Chapel Cottage has been significantly remodelled, extended and upgraded since 2009. The original detached period building has been given much improved insulation and the property now has underfloor heating fed from an air source heat pump and full double glazing. Hot water is from solar panels and the house includes Cat 6 and DAB / satellite hard wiring to many rooms. Inside this family sized property with 2 receptions, a living/dining kitchen and 2 quality bathrooms also includes solid timber doors and bespoke kitchen and study furniture.

LOCATION
The pretty conservation area village of Lelley is set within Holderness countryside about 9 miles to the north east of the city of Hull, and there are a range of local amenities including shops and schooling for all ages in the larger village of Preston and nearby market town of Hedon, within about 3.5 miles of the property.



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

STORM PORCH

Quarry tile floor.

ENTRANCE HALL

Staircase leading off with cupboard beneath. Quarry tile floor.

LIVING ROOM

A fireplace recess is home to a solid fuel effect gas fired stove on a quarry tile hearth and with a slate fire surround.

LIVING KITCHEN

An attractive contemporary space lit by a Velux roof window and French doors opening to the garden. Bespoke ivory kitchen cabinets include contrast worktops with a double bowl ceramic sink and there is an integral dishwasher and fridge/freezer, dual fuel range cooker with five-ring hob and griddle. Matching crockery dresser unit. An area with second staircase includes an understairs cupboard.

SITTING ROOM

A chimney breast fireplace reveal with stone mantel includes an enamelled multi-fuel stove. Beamed ceiling.

UTILITY ROOM

Fitted with cabinets to match the kitchen including a porcelain sink. Plumbing for an automatic washing machine and tumble dryer position. Velux roof window.

SEPARATE WC

With low level toilet suite and fitted unit incorporating wash-hand basin.

FIRST FLOOR

LANDING

Radiator.

BEDROOM ONE

Independently accessed via the secondary staircase. Features include an ornate cast iron fireplace and exposed wide floorboards. Three wall lights and radiator.

EN SUITE SHOWER ROOM

A tiled shower enclosure has double doors. Vanity wash-hand basin and low level toilet suite. Velux roof window and two heated towel radiators.

BEDROOM TWO

A pleasant dual aspect room with views of the side garden and to the street. Radiator.

BEDROOM THREE

Fitted with a full length range of four double wardrobe cupboards. Radiator.

STUDY / POTENTIAL BEDROOM

Dual aspects create an excellent working environment for this room which is extensively fitted with furniture including two work stations, a range of low level storage and wall shelving. Radiator.

SHOWER ROOM / WC

A walk-in plumbed shower enclosure is finished with Mermaid board wall panelling and a range of full length cabinet furniture with splashback tiling incorporates a toilet and wash-hand basin. Heated towel radiator.

OUTBUILDINGS

A substantial detached timber building comprises:

WORKSHOP

(9'6" x 7'10" / 2.90m x 2.39m)

With double glazed window and electric heating.

GYM / OFFICE

(9'6" x 11'10" / 2.90m x 3.61m)

With double glazed window and electric heating. A base and power conduit has also been laid for a summerhouse.

TOOL SHED / POTTING SHED

With power and heating.

GREENHOUSE

With ten sides and constructed of cedar wood. There is also power and heating.

SUMMERHOUSE

Insulated build with a verandah, electric power, light and heating.

GARDENS

The plot has an extensive side frontage to the street which is walled and behind this is a large stone terrace along with stone and brick paths which meander through the cottage garden including a rose covered arbour walkway. To the rear of the house the garden includes raised beds, a further terrace, a secluded walled area with pond and a cottage garden with grass paths, wildlife areas, currant bushes and fruit trees. There are areas of meadow grass and a pergola.