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Limb
MOVING HOME



Holtby House, 61 Thwaite Street, Cottingham, East Yorkshire, HU16 4QZ

- 📍 Stunning Victorian Villa
- 📍 Beautifully Appointed
- 📍 5 Bed Main House
- 📍 Grounds Of Around 0.65 Acre
- 📍 Plus 3 Bed Annex
- 📍 Plus Separate Det Lodge
- 📍 A Very Rare Opportunity
- 📍 EPC - C

Offers Over £1,250,000

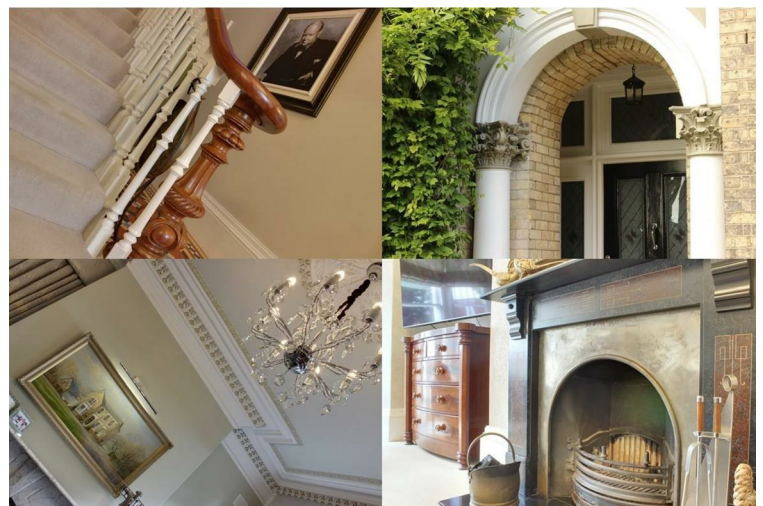
INTRODUCTION

Holtby House is undoubtedly one of the finest period properties that has come to the open market in many years. This substantial property of great distinction is beautifully appointed, having being painstakingly restored to the highest of standards by the current owners. The property affords great flexibility in terms of layout and use with there being an attached 3 bed annex to the main dwelling, currently generating rental income and this could be incorporated into the main house or would be ideal for home working or extended family use. There is also a delightful detached lodge situated in the rear garden, again ideal for generating rental income or use for work or family purposes.

The property is rich in history, having been home to the Holtby Family between 1919 to 1937. Mrs Alice Holtby became the first woman alderman of the East Riding and her daughter, Winifred Holtby, was the famous novelist and social reformer. The main house is understood to have been built around 1870 and whilst today retains an abundance of charm, character and period features it enjoys all the luxuries of modern living making this a truly desirable residence. There are 5 reception rooms plus a simply stunning kitchen with grand island, a host of quality appliances and views across the grounds. Currently there are 5 bedrooms, 2 being en-suite. The attached annex has the potential to generate rental income or be amalgamated into the main dwelling. It currently comprises 3 bedrooomed accommodation as depicted on the attached floorplan. The detached lodge is particularly attractive and also affords 3 bedrooomed accommodation.

The property occupies a prominent position within this vibrant village and two gated entrances open to the driveway which runs around the front lawn and provides access to the integral double garage and a side drive leads to the rear of the house and onto the lodge. Overall the property stands in established grounds of approximately 0.65 acre which are predominantly lawned. The grounds also feature an outdoor entertaining area with stove, pizza oven and a garden room currently used for games. There is also a vegetable plot and chicken run.

In all this stunning property presents a very rare opportunity to acquire a home of such distinction with many historical connections, presented in first class order.



LOCATION

The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. Cottingham is home to numerous properties of distinction and has many attractive street scenes. The village is ideally placed for access towards Hull city centre, the historic market town of Beverley or in a westerly direction towards the iconic Humber Bridge. Cottingham also has its own mainline railway station with direct access to London Kings Cross. Schooling for all ages is available, being both state and private.

Cottingham Railway Station - 0.5 miles approx
Hull City Centre - 4 miles approx
Beverley - 6 miles approx

ACCOMMODATION

Steps lead up to a pillared portico. A grand residential entrance door with attractive door furniture opens to:



ENTRANCE HALLWAY

A central hallway having a magnificent mosaic tiled floor throughout. The Victorian staircase features a polished hand rail. Upon entering you can not help to be impressed by the period features including deep coving, architraves and skirtings.



ENTRANCE HALLWAY - ALTERNATIVE VIEW



STAIRCASE



W.C

Low level W.C and wash hand basin.

DRAWING ROOM

18'1" x 15'1" approx (5.51m x 4.60m approx)
With bay window to front elevation. This beautiful room features a stunning fireplace housing an open fire. An internal door leads through to the orangery.



SITTING ROOM

17'0" x 14'9" approx (5.18m x 4.50m approx)
A particularly elegant room with windows to both front and side elevations. The focal point of the room is a beautiful fireplace housing an open fire. Double doors open through to the:



FIREPLACE



DINING ROOM

14'9" x 13'2" approx (4.50m x 4.01m approx)
With two windows to the side elevation.



STUDY



KITCHEN

24'4" x 14'2" approx (7.42m x 4.32m approx)
The simply stunning kitchen is situated to the rear of the house and provides views across the rear garden and one window complete with a window seat. There is a beautiful range of high quality units with silestone work surfaces and a matching grand island. There are a host of appliances and a tiled floor runs throughout.



KITCHEN - ALTERNATIVE VIEW



KITCHEN - ALTERNATIVE VIEW



UTILITY ROOM

Fitted with an excellent range of units together with a sink, plumbing for automatic washing machine, dishwasher and space for further appliances.



ORANGERY

21'1" x 17'10" approx (6.43m x 5.44m approx)

A stunning space which could be used for a variety of purposes. Two sets of double doors open out to the front. It is worth noting that there is also an ideal access point through to the kitchen of the annex if required.



FIRST FLOOR

LANDING

A split level landing providing access to all bedrooms.

BEDROOM 1

18'4" x 13'5" approx (5.59m x 4.09m approx)

With windows to both front and rear elevations. A stunning fire surround houses an open fire.



DRESSING ROOM

Flanked by fitted hanging facilities. Door to:

EN-SUITE SHOWER ROOM

With suite comprising shower cubicle, low level W.C and wash hand basin. Period fireplace.



BEDROOM 2

15'9" x 14'0" approx (4.80m x 4.27m approx)
With windows overlooking the rear garden. Fitted wardrobes.



EN-SUITE BATHROOM

With feature bath, W.C and wash hand basin.



BEDROOM 3

16'10" x 13'4" approx (5.13m x 4.06m approx)
With windows to both front and rear elevations. Period fireplace.



BEDROOM 4

15'0" x 13'6" approx (4.57m x 4.11m approx)
With windows to side elevation.



BEDROOM 5/STUDY

12'1" x 10'8" approx (3.68m x 3.25m approx)
Window to front elevation.



SHOWER ROOM

With shower cubicle, wash hand basin and W.C.

ANNEX

The annex is attached to the main dwelling and could be easily incorporated into. It does offer the versatility of being ideal for extensive accommodation for a relative or indeed as an income generator as lettable rooms. The accommodation is arranged over two floors and briefly comprises:

Entrance Hall
Sitting Room
Lounge (15'2" x 12'4")
Kitchen/Dining Room
Study (12'2" x 7'0")
First Floor
Landing
Bedroom 1 (10'10" x 14'5")
En-Suite Shower Room
Bedroom 2 (18'10" x 12'5")
Bedroom 3 (12'8" x 9'4")
Bathroom

ANNEX - LOUNGE

15'2" x 12'4" approx (4.62m x 3.76m approx)



ANNEX - KITCHEN



ANNEX - BEDROOM 1

10'10" x 14'5" approx (3.30m x 4.39m approx)



ANNEX - EN-SUITE SHOWER ROOM



SEPARATE LODGE HOUSE

This superb lodge house is impressive in its own right and again provides a multitude of possibilities whether it be for guest accommodation, rentable income or working. It is a significant building providing three bedroomed accommodation which briefly comprises:

Entrance Hall
Lounge (16'2" x 14'9")
Study/Bedroom 4 (16'2" x 7'10")
Kitchen (12'8" x 10'2")
Bathroom
Separate W.C
First Floor
Landing
Bedroom 1 (16'6" x 9'9")
Bedroom 2 (13'3" x 9'7")
Bedroom 3 (10'5" x 9'9")

LODGE - ENTRANCE HALL



LODGE - LOUNGE

16'2" x 14'9" approx (4.93m x 4.50m approx)



LODGE - STUDY/BEDROOM 4

16'2" x 7'10" approx (4.93m x 2.39m approx)



LODGE - KITCHEN

12'8" x 10'2" approx (3.86m x 3.10m approx)



LODGE - BATHROOM



LODGE - BEDROOM 1

16'6" x 9'9" approx (5.03m x 2.97m approx)



LODGE - BEDROOM 2

13'3" x 9'7" approx (4.04m x 2.92m approx)



LODGE - BEDROOM 3

10'5" x 9'9" approx (3.18m x 2.97m approx)



OUTSIDE

Two gated entrances open to the driveway which runs around the front lawn and provides access to the integral double garage and a side drive leads to the rear of the house and onto the lodge. Overall the property stands in established grounds of approximately 0.65 acre which are predominantly lawned. The grounds also feature an outdoor entertaining area with stove, pizza oven and a garden room currently used for games. There is also a vegetable plot and chicken run.



ENTERTAINMENT AREA



SUMMER HOUSE



GARDEN AREA



REAR VIEW OF PROPERTY



SERVICES

All main services are connected.

TENURE

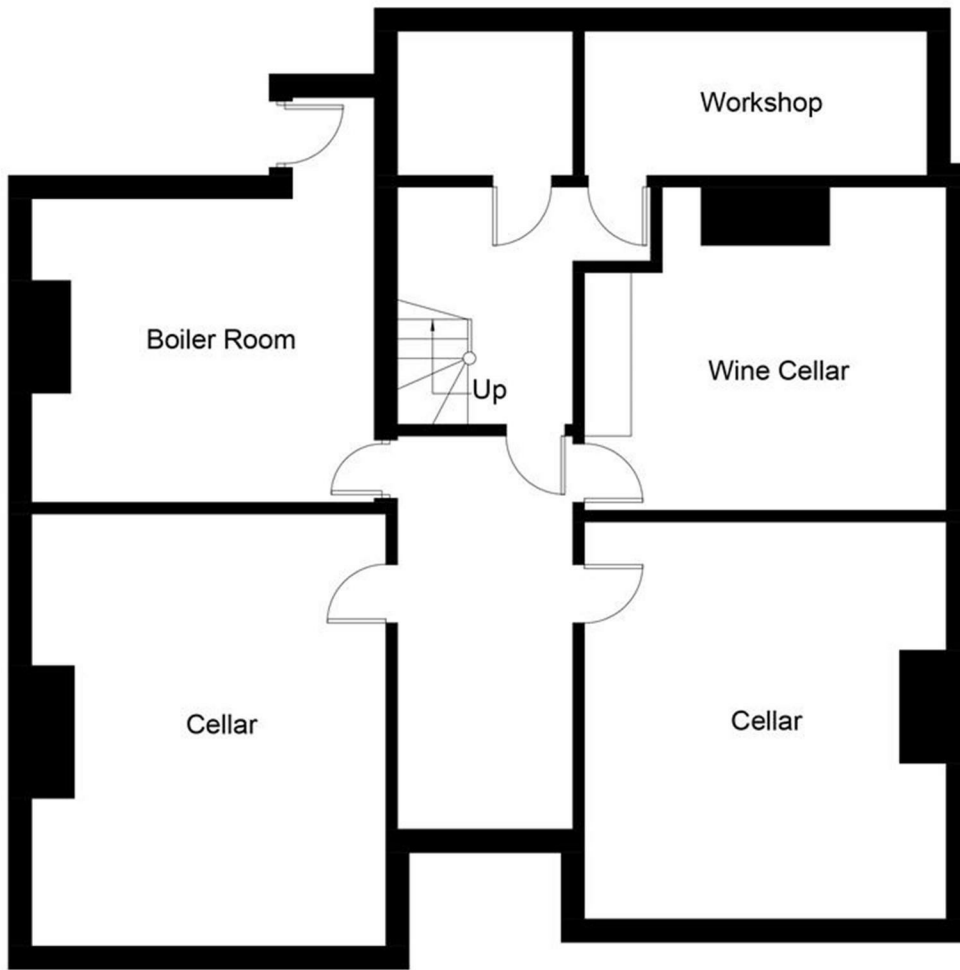
Freehold

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.



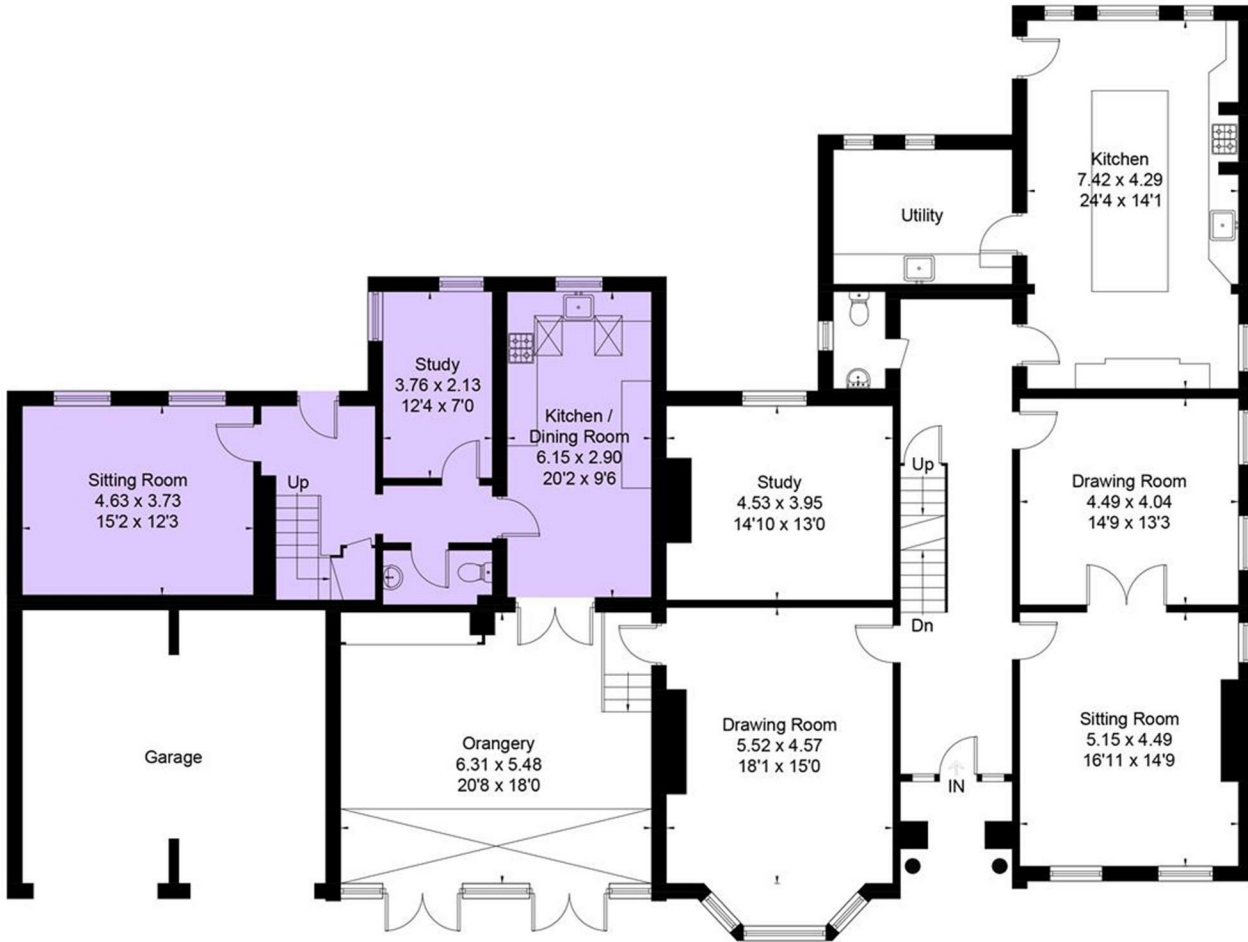
Approximate Floor Area = 123.8 sq m / 1332 sq ft



Basement

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Approximate Floor Area = 295.7 sq m / 3183 sq ft (Including Garage)



Ground Floor

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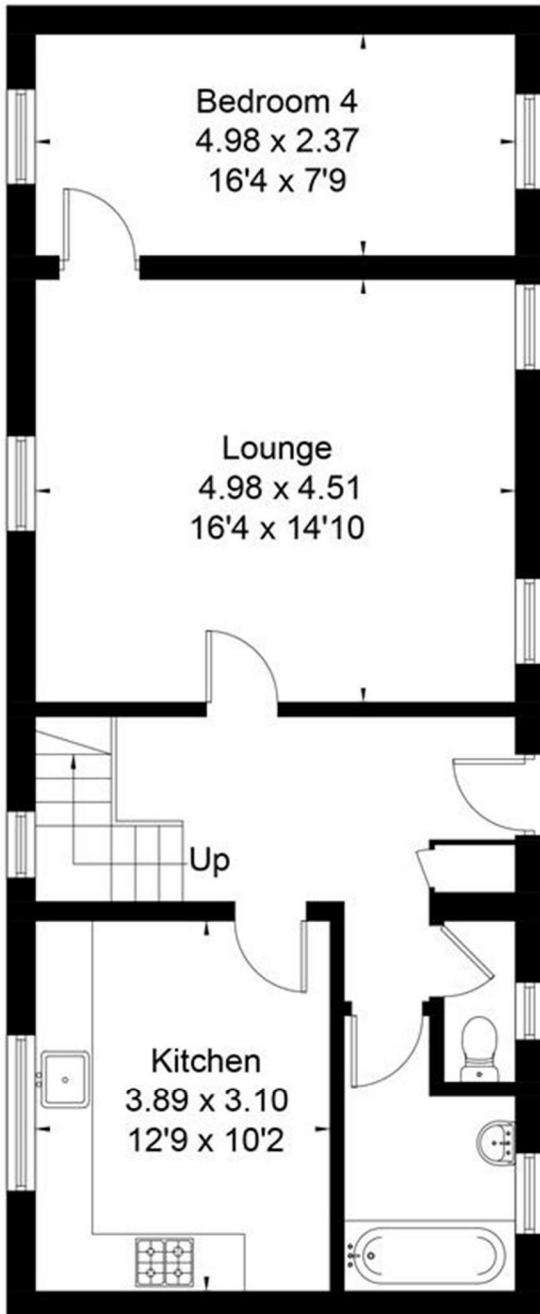
Approximate Floor Area = 246.5 sq m / 2653 sq ft



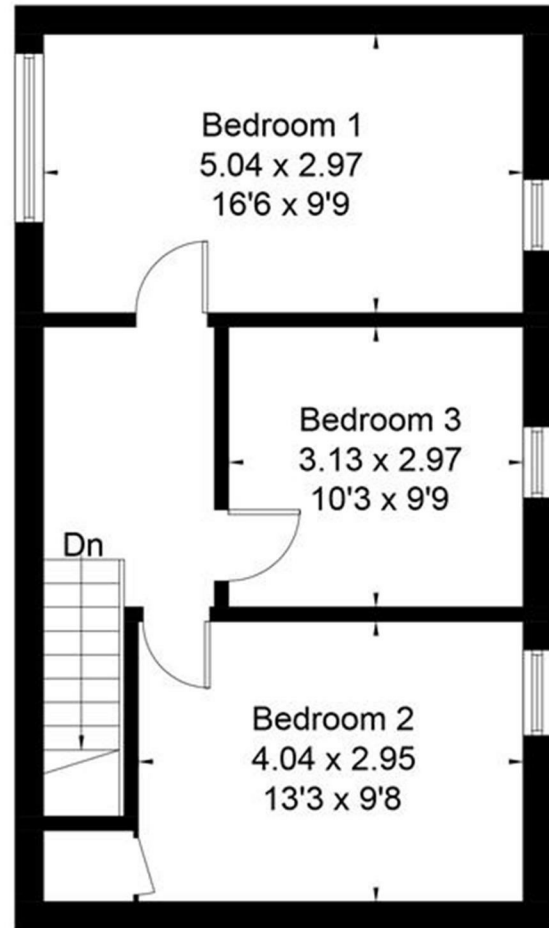
First Floor

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Approximate Floor Area = 112.6 sq m / 1212 sq ft



Lodge - Ground Floor



Lodge - First Floor

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