



Water Lane, South Cave, HU15 2HJ
Offers Over £350,000

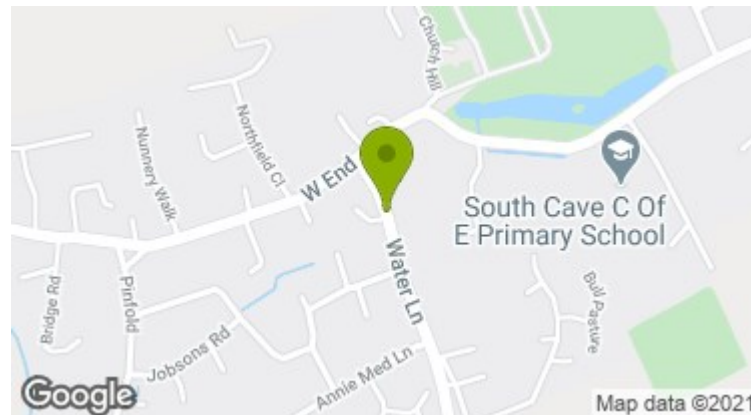
Water Lane, South Cave, HU15 2HJ

DELIGHTFUL PERIOD DETACHED COTTAGE - ORIGINALLY DATING BACK CIRCA 1792 - SYMPATHETICALLY REFURBISHED AND REMODELLED

An appealing country cottage dates back to the 18th Century and was formally The Manse in connection with the South Cave Congregational Church. Steeped in local history, the property has been sympathetically refurbished and remodelled over recent years whilst still retaining its original charm and character.

The impressive double fronted home boasts quirky living arrangements over two split levels in addition to a cellar. At ground floor level there is a welcoming central entrance with a formal living room immediately to the right and an open plan dining kitchen to the left. At the first split level there is a shower room and a further staircase leads to the first floor. At first floor level there are 3 double bedrooms and a further split level leads to a family bathroom with a beautiful free standing roll-top bath.

Outside there is an attractive front garden which enjoys a southerly aspect and in turn leads to a side garden. At the rear of the property there is a courtyard which can also be accessed from the kitchen. A double width driveway allows for off street parking and leads to a garage.





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Key Features

- Double Fronted Period Home
- Dating Circa 1792
- Sympathetically Modernised
- 3 Double Bedrooms
- 2 Reception Rooms
- Fitted Kitchen With AGA
- 2 Bath/Shower Rooms
- Filled With Charm & Character
- South Facing Garden
- ER-D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	81
	56
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Allowing access through a solid wood residential door. The welcoming entrance hall features a parquet floor, a turning staircase with half landing and access to the internal accommodation

SITTING ROOM

13'8 x 13'5 (4.17m x 4.09m)

This cosy reception room enjoys an open cast iron fire with a tiled hearth, cast iron fender and a limestone surround and mantelpiece. There is a sash window with fitted plantation shutters to the front elevation which overlooks the garden

DINING KITCHEN

28'6 max x 13'7 max (8.69m max x 4.14m max)

Kitchen: A modern fitted kitchen which has been expertly designed and crafted to suit the style of the property. There is an excellent selection of wall and base units which are mounted with a quartz work surface having an inset sink unit and moulded drainer. The range of integral NEFF appliances include a fridge, freezer, dishwasher, single gas hob and traditional AGA which has been meticulously refurbished. A tiled floor runs throughout, a beamed ceiling, sash windows to two aspects, a "stable" door opening to a courtyard and access to the cellar

Dining Area: Offering a degree of versatility, having space for a dining or living suite. The focal point is a feature fireplace housing a DERFA approved multifuel stove by Clearview recessed within the chimney breast and sitting beneath a timber mantle. There is a fitted alcove cupboard, exposed timber floorboards and a sash window with fitted plantation shutters to the front elevation

CELLAR

HALF LANDING

With access to the shower room. The staircase continues to the first floor landing and accommodation

SHOWER ROOM

This shower room is fitted with a traditional three piece suite comprising pedestal wash basin, WC and a corner shower enclosure. There are partially tiled walls, exposed timber flooring and a sash window to the rear elevation

FIRST FLOOR

LANDING

With access to the accommodation at the first floor level. There is a sash window to the front elevation and a continuation of the staircase to the half landing

BEDROOM 1

13'9 x 12' (4.19m x 3.66m)

A spacious double bedroom with fitted wardrobes to the alcoves and a sash window to the front elevation

BEDROOM 2

14' x 12' (4.27m x 3.66m)

Located off the first bedroom, there is a second double bedroom with a dual aspect having casement windows to two elevations. There is a part vaulted ceiling with exposed beams and a fitted alcove wardrobe

BEDROOM 3

13'2 x 13'5 (4.01m x 4.09m)

A third double bedroom with a sash window to the front elevation

HALF LANDING

With access to:

BATHROOM

Featuring a traditional three piece which comprises pedestal wash basin, WC and a beautiful free standing roll top ball and claw bath. There is a sash window to the rear elevation and exposed timber flooring

OUTSIDE

FRONT

At the front of the property there is a lawned garden which enjoys a southerly aspect. There are planting borders and a break in a perimeter wall allows access to a footpath leading to the property from Water Lane. To the side of the property there is a further lawned garden.

REAR

A paved and part walled courtyard can be accessed externally or via the kitchen

DRIVEWAY & GARAGE

A block paved double width driveway allows off street parking for two vehicles and leads to a detached garage

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

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

GLAZING - The property has the benefit of single glazed wooden sash windows.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for



this property is Band . (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional 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.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected

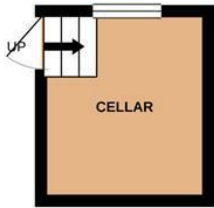
person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



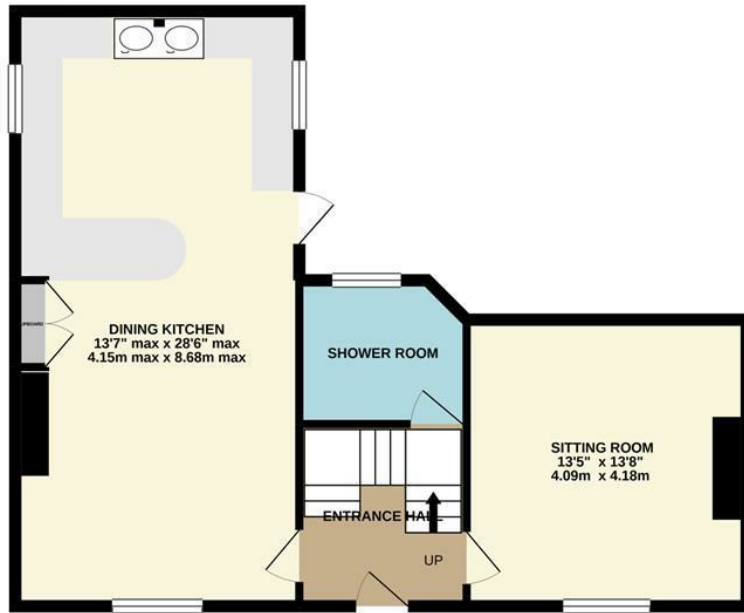




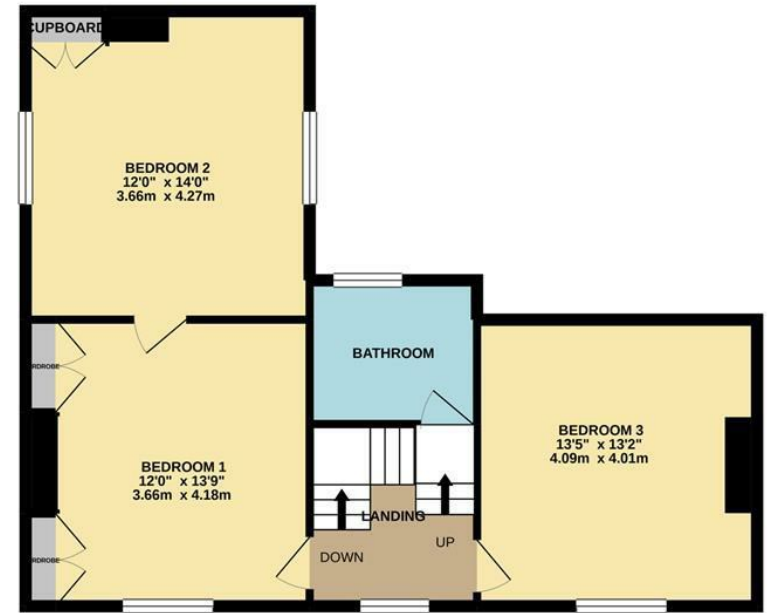
CELLAR



GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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.
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Philip
Bannister
Estate & Letting Agents

Platinum Collection

1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

