



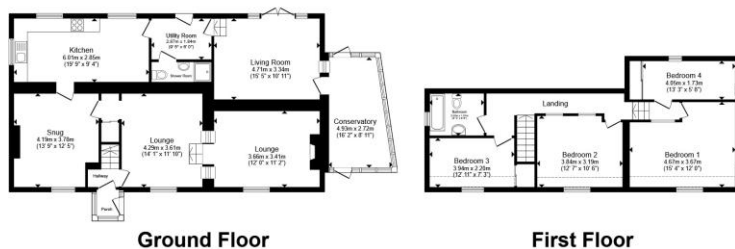
Old Village Road, Little Weighton, Cottingham, HU20 3US

Welcome to

Old Village Road, Little Weighton, Cottingham

Occupying a prominent elevated position within the heart of the highly regarded village of Little Weighton, this truly exceptional period cottage offers a rare opportunity to acquire a home of immense character, history and charm, seamlessly combined with the luxury and convenience of modern living.





Total floor area 180.3 m² (1,941 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Porch

A charming introduction to the home, entered via a traditional 3 way opening stable style door which immediately sets the tone for the abundance of character and cottage charm found throughout

Entrance Hall

A welcoming central hallway with staircase leading to the first-floor accommodation, showcasing the seamless blend of period character and high-quality renovation evident throughout the property.

Lounge

A truly stunning reception room, rich in character and centred around an impressive fireplace with a working cast iron log-burning stove. Windows to the front elevation allow natural light to flood the room, enhancing its warm and inviting atmosphere.

2nd Lounge

Previously used as a games room, ideal for homeworkers as would make an ideal office/study with window and radiator.

Dining Room

A delightful and cosy secondary reception room featuring a working cast iron open fireplace set within an attractive exposed brick surround. The perfect retreat for quieter evenings, with a window overlooking the front elevation.

Living Room

An elegant and versatile reception space offering excellent flexibility for modern family living. French doors open directly onto the rear garden, allowing for a seamless connection between indoor and outdoor living whilst taking full advantage of the beautiful surroundings.

Conservatory

A wonderful addition to the home, enjoying views over the garden and featuring an original chalk wall and sun terrace facing the pub opposite and giving beautiful views.

Kitchen

Beautifully appointed and thoughtfully designed kitchen offers a range of wall and base units with work surfaces, sink and drainer. Integrated appliances include an oven, ceramic hob, fridge/freezer and dishwasher. Further benefits include USB charging sockets and windows to both the front and side elevations.

Utility Room

A highly practical space offering additional fitted storage, plumbing for a washing machine, recently installed Worcester boiler, loft access and direct external access to the rear garden, helping to keep the main living areas organised and clutter-free.

Shower Room

Finished to a high standard and stylishly fitted with a modern suite comprising shower, hand wash basin, wc and chrome towel radiator

First Floor Landing

Providing access to all first-floor accommodation and enjoying the character and charm that continues throughout the home.

Bedroom One

A beautifully presented principal bedroom enjoying attractive views from the front elevation. Character features include fireplace and exposed brick chimney breast, creating a warm and inviting retreat.

Bedroom Two

A well-proportioned bedroom featuring fitted mirrored sliding wardrobes and a deep drawer unit, providing excellent storage solutions. Window to the front elevation.

Bedroom Three

A spacious double bedroom benefitting from handmade fitted wardrobes, offering excellent storage. A front-facing window enjoys attractive village and countryside views.

Bedroom Four

A versatile bedroom ideal for family living, guests or home working, featuring fitted wardrobes, a useful storage cupboard and access to the loft space. Window to the side elevation.

Bathroom

Beautifully appointed with a contemporary suite comprising freestanding bathtub, hand wash basin and wc. Further complemented by a floating fitted storage cabinet, LED light-up mirror and double glazed window, creating a luxurious and relaxing space.

Outside

The property occupies an impressive elevated position, enhancing both its kerb appeal and privacy and the wonderful views on offer. To the rear, gated access leads to a generous off-street parking forecourt which is fully lit with 3 floodlights and external lighting together with a useful garage, providing ample parking for multiple vehicles. The delightful rear garden enjoys stunning open views across neighbouring fields and countryside, creating a wonderful environment for outdoor entertaining, family enjoyment or peaceful relaxation. Enhancing the practicality of the outdoor space are external power sockets and garage with power, lighting and heating making it suitable for a variety of uses. Also boasting an external converted shed, with full electrics and insulated and wipe clean, ideal for children and animals.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Guarantees And Warranties

- 1.Damp Proofing 25 Year Guarantee
- 2.Boiler installation and radiators with 7 year guarantee
- 3.Electrical safety certificate for inside house and another for the armoured cable to the outside.
- 4.Insulated plasterboard
- 5.All LED light fixings inside
- 6.Waterproof flooring 20 year guarantee
- 7.Howdens new kitchen 10 year guarantee
- 8.Kitchen appliances 2 year guarantee
- 9.New carpets fitted throughout with 12mm super insulation
- 10.All flooring is insulated

Welcome to Old Village Road, Little Weighton Cottingham

- Exceptional Period Cottage Rich in History and Character
- Extensively Renovated to an Outstanding Standard Throughout
- Beautiful Blend of Original Features and Contemporary Finishes
- Prime Village Location in the Heart of Little Weighton
- Ample Gated Off-Street Parking Forecourt & Garage With All Accesses Fully Gates & Secure

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBY111913](https://www.williamhbrown.co.uk/Property/WBY111913)



Property Ref:
WBY111913 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East
Yorkshire, HU10 6BN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)