



## Poplar Cottage Back Street, Laxton

£435,000

- Charming Extended Cottage
- Kitchen
- 3 Bedrooms
- Lounge / Dining Room
- Garden/Family Room
- Bathroom With Separate Shower
- Study
- Boot Room
- Set in 0.21 Acre

A charming cottage with the contrast of magnificent modern architecture, extending to over 1,700 sq. ft., set within a plot of 0.21 acre.

Believed to have been built in the late 19th century, Poplar House is a beautiful cottage which has in recent years been significantly extended, reconfigured and the entire house modernised throughout. In 2007, planning permission was granted for a two storey extension adjoining the rear elevation, being subsequently constructed and forming the bulk of the internal accommodation.

Further extension works were undertaken in 2017, this time to the side elevation, which runs almost the full depth of the property. The architects brief and ambitions were to create a contemporary contrast against the charming cottage, which was skilfully completed. The exterior walls are clad in dark grey with a bespoke set of bi-folding doors and large glass window to maximise natural lighting. The side extension merges seamlessly from the kitchen, also incorporating a boot room and home office which can be used as a fourth bedroom depending on the individual(s) requirements.

The property is entered through a porch added in 2017, leading to an original part of the cottage currently being used as a lounge area. The present owners have installed a multi-fuel stove within the exposed brick fireplace with wooden beam mounted above. The lounge merges into the formal dining room, having a turned staircase leading to the first floor.

The ground floor accommodation leads into the kitchen area and beyond. Firstly, the kitchen is enhanced by a contemporary range of dark grey wall and base units with white quartz work surfaces over. The design has been very much tailored to the space within the kitchen, with curved edges and a range of built in appliances.

The family living space adjacent to the kitchen is undoubtedly the hub of the home. This area is designed to be the main reception room with the space to facilitate appropriate furniture. A bespoke set of bi-fold doors connect with the outside and provide pleasant views across the garden.

To the first floor, a landing provides access to three well proportioned double bedrooms, each benefiting from a doubled glazed window and central heating radiator. The internal accommodation is completed by a modern house bathroom comprising a bath, separate shower, pedestal hand wash basin and low flush wc.

Externally, the property will found set back from the road, occupying a prominent position with a good sized frontage designed for off street parking. The gravel drive extends to the left of the property where an EV charging point will be found. A path to either side of the property gives access to the rear garden which is a tremendous private space with enclosed boundaries and a range of fruit trees. The plot size extends to 0.21 acre and is predominantly laid to lawn.

There is a large timber utility store with power and plumbing for washing machine. Attached to the utility is a further timber framed building measuring approx. 15ft 3in x 12ft 8in which has power and would be an ideal home office or outdoor entertaining space.

Agents notes - the property benefits from underfloor heating to the side extension, newly installed double glazed windows, new multi-fuel stove and EV charging point. Furthermore, there are solar panels to the property contributing to more efficient energy bills. More details can be provided upon request.

This property is a perfect example of a spacious family home with good outdoor space and is perfect for those buyers who value a peaceful and quiet village setting. An early inspection is highly advisable. All viewings are strictly via appointment only.

EER- 66 (D)

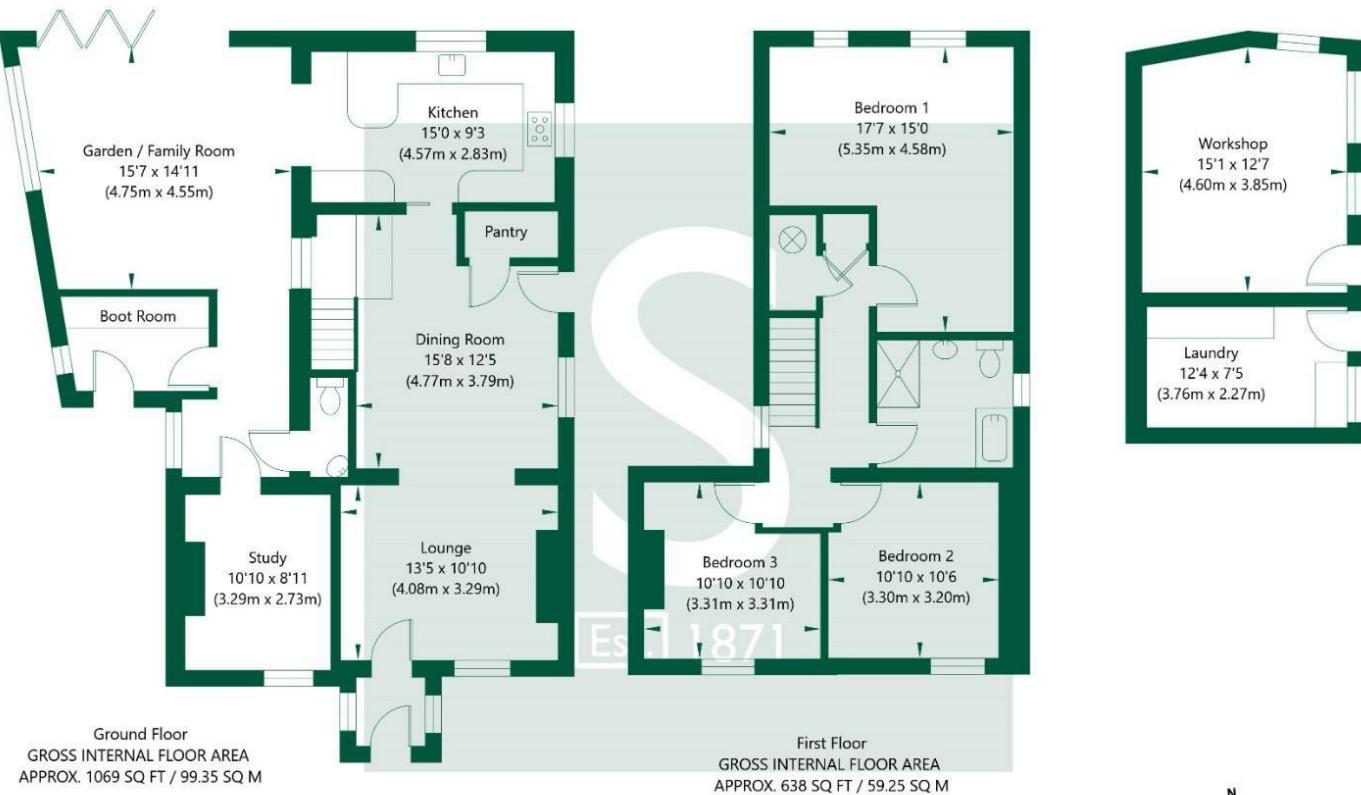
Tenure - Freehold

Council Tax - East Riding of Yorkshire Council - Band D

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

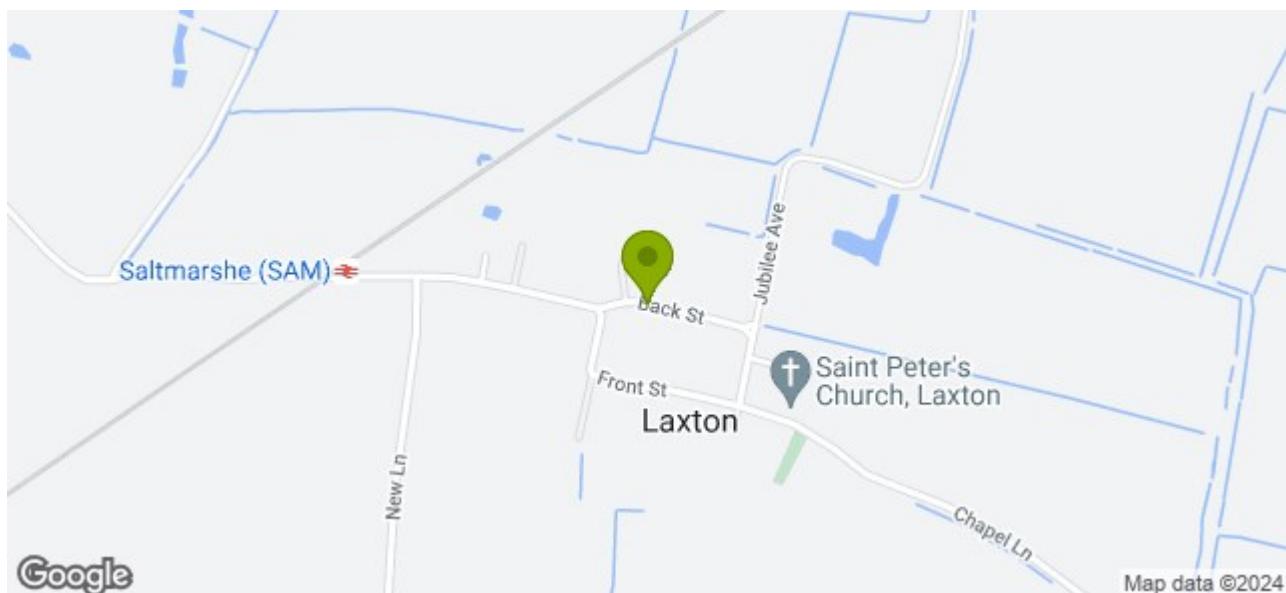






NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1707 SQ FT / 158.6 SQ M - (Excluding Workshop & Laundry)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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