



Crossing House, Field Lane Cottage Field Lane, Gowdall

Offers Over £575,000

- 2,236 sq.ft Family Residence
- Kitchen/Breakfast/Garden Room, Utility Room
- Bathroom to Ground Floor, Shower Room to First Floor
- Sympathetically Modernised and Extended
- Conservatory
- Double Garage With Separate Workshop To Rear
- 3 Reception Rooms
- 4 Bedrooms (En-Suite to Bed. 1)
- EER 44 (E)

We are delighted to present Crossing House, Field Lane Cottage, an exceptional and deceptively spacious family residence set within beautifully established gardens of approximately 0.31 acre. This unique home strikes a rare balance between period charm and contemporary design, offering both heritage and modern comfort in equal measure.

Dating back to around 1870, Crossing House, Field Lane Cottage, was originally built as a crossing keeper's dwelling for the historic railway line. Over the years, it has been sympathetically reimagined, modernised, and extended to create a truly distinctive family home. Many original features have been thoughtfully preserved, seamlessly blending with carefully designed enhancements to suit modern-day living.

The current owners have carried out significant improvements, most notably in 2021 when they secured planning permission for a striking single-storey side extension. Designed to maximise space and light, the extension has transformed the ground floor with a spectacular open-plan living kitchen, beautifully orientated to connect with the garden and outdoor entertaining areas.

The home is approached via a charming hard wood stable-style door which opens into the heart of the property – the open-plan kitchen living space. This bespoke kitchen is a statement of style and function, with dark navy cabinetry complemented by sleek white quartz work surfaces. A large central island, complete with inset sink and generous storage, creates the perfect focal point for family gatherings and entertaining. Alongside, a tall bank of units with integrated shelving and hidden storage adds both elegance and practicality.

The kitchen seamlessly flows into a versatile living space, anchored by a wood-burning stove and enhanced by bespoke bi-folding doors, which open directly onto a newly landscaped raised terrace – perfect for enjoying the outlook over the mature gardens.

A well-appointed utility room is located just off the kitchen, complete with a secondary sink, drainer, and space for laundry appliances, ensuring practicality matches the home's elegance.

Beyond the kitchen, the home flows into a welcoming dining room, offering ample space for a full suite of dining furniture. This charming room is enriched with exposed timber beams across the ceiling, exuding character and warmth.

Twin doors lead gracefully into the conservatory, a delightful retreat that becomes especially captivating in the summer months, capturing the morning light from the east. Constructed with brick and hardwood beneath an apex-style roof, the conservatory is finished with slate flooring and thoughtfully fitted with electrical and TV points – making it a versatile space for both relaxation and entertaining.

Stepping into the original heart of the property, the family room sits just beyond the dining room. This adaptable space can serve a variety of uses – from a cosy snug or playroom to a home office – and retains a wealth of character.

With timber beams overhead, solid oak flooring underfoot, and a handsome fireplace as its centrepiece, the room is further enhanced by an internal window, once used to watch the passing trains, alongside an external window that welcomes natural light.

Between the family room and the formal living room lies what was once the property's main hallway. Here, a turned staircase ascends to the first floor, while a side window adds brightness to the space. Off this hallway, the ground-floor bathroom offers a touch of elegance and individuality. Recently renovated by the current owners, it features an oval bath set against a backdrop of hand-selected Tumbled Travertine brick tiles – personally sourced in Turkey – alongside a bespoke vanity unit with oval basin and a back-to-wall WC.

The formal living room, located at the front of the property and forming part of the original 1870 building, is steeped in history and atmosphere. Bursting with character, it boasts feature fireplaces, a pair of distinctive oval windows, a traditional front door, and exposed oak ceiling beams that showcase the home's enduring heritage.

Ascending to the first floor, a generous central landing leads to four well-proportioned double bedrooms, each enhanced by natural light and warmed by central heating radiators. The house bathroom, serving three of the bedrooms, is finished in a sleek, contemporary style, offering both comfort and practicality.

The principal bedroom, however, is the showpiece of this floor – a truly magnificent suite with soaring vaulted ceilings and exposed timber beams that create an immediate sense of character. Sunlight floods through a side window and a Juliet balcony to the rear, framing views across the gardens. The room is further complemented by a bespoke built-in wardrobe and a beautifully appointed en suite shower room, crafted with elegance and attention to detail.

Externally, Crossing House is approached from Field Lane via a private pebbled driveway, providing generous off-street parking for multiple vehicles. To the front stands a substantial detached double garage, fitted with twin roller doors, complete with power and lighting. Adjoining the garage is a versatile 234 sq. ft. workshop – a space brimming with potential, whether reimagined as additional living accommodation, a home office, or even adapted for individual commercial use (subject to the necessary consents).

The front garden is largely laid to lawn, framed by a collection of mature trees that form a natural screen, offering seclusion and privacy from the lane. A patio terrace to the front elevation provides a charming spot to enjoy the outlook, while a pathway encircles the property for ease of access.

The rear gardens are undoubtedly one of Crossing House's most compelling features. Extending to approximately 0.31 acre, they form a private sanctuary of mature landscaping, with an array of established trees and shrubs. This idyllic outdoor space provides both beauty and tranquillity, perfectly complementing the character and stature of the home itself.

The property also includes a parcel of land currently occupied by the present owners under a nominal peppercorn agreement with the National Railway. This land is held under a formal rental arrangement at no cost.

Tenure: Freehold

Services/Utilities: LPG, Electricity and septic tank drainage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: 44 (E)

Council Tax: East Riding of Yorkshire Council Band D

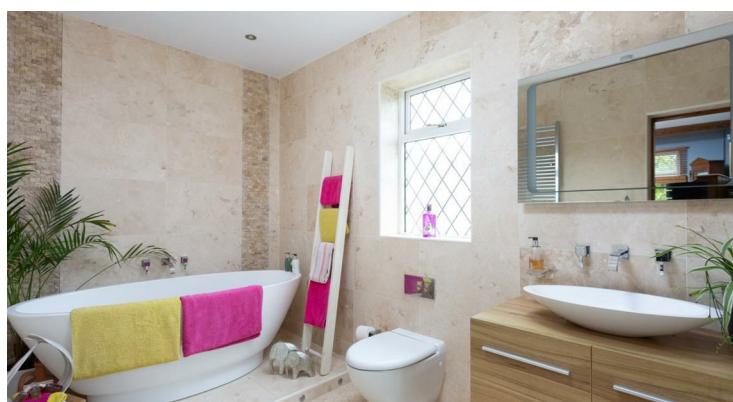
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.







NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2236 SQ FT / 207.78 SQ M - (Excluding Garage & Workshop)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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