

Blenkin

& Co

CHARTERED SURVEYORS



CORNER COTTAGE • LUND • EAST RIDING OF YORKSHIRE





CORNER COTTAGE

Cherry Garth, Lund
East Riding of Yorkshire
YO25 9TD

- Beverley 6 miles
- Driffeld 7 miles
- Hull 16 miles
- Malton 21 miles
- York 28 miles

**Handsome detached house in
sought after East Riding village**

Staircase hall • cloakroom wc • kitchen/
dining/living room • utility room • sitting
room,

Principal bedroom with en suite bathroom
• 2 further double bedrooms • family
bathroom

Garage • garden

Freehold for sale



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This attractive village house was built in 2014 by highly respected local developer Jonathan Walker. It has been sympathetically constructed to fit seamlessly with the vernacular architecture of the village using handmade bricks and ornate brickwork under a pantile roof. At its heart is a fine kitchen/dining/living space that extends the width of the house and faces south, connecting to the garden through two sets of French doors. Perfectly proportioned with charming accommodation on both floors, this is a property that will appeal to those looking for a comfortable, well equipped and superbly located village home.

- Detached house of 1680 sq ft in a lovely setting
- Well maintained property with a high specification finish
- Sunny, south facing orientation at the rear
- Pretty, low maintenance garden
- Detached garage and driveway with parking
- Sought after village location

Corner Cottage enjoys a high specification finish with contemporary fixtures and fittings, oak doors with ironmongery, ceramic tiled flooring, louvre shutters, and underfloor heating across the ground floor and in the bathrooms.

The open plan kitchen/dining/day room is a delightful living space with a southerly orientation and a pair of French doors that open onto the garden patio. The handmade fitted kitchen is bespoke and features granite worktops, a breakfast bar, a stainless steel electric Rangemaster, an inset Belfast sink and integrated appliances. A large utility room with Belfast sink sits alongside.

The well proportioned sitting room has an engineered wooden floor, working fireplace and window with louvre shutters.

There are three charming bedrooms and two good sized bathrooms (one en suite) with contemporary, high spec fixtures and fittings.

The boarded loft is suitable for storage.

Outside

The property enjoys a corner setting with a well established wraparound mixed hedge that provides welcome shelter and screening. A gravel drive leads around to the back of the property to the single detached, brick-built garage with pantile roof, and a parking and turning area. Access is granted to a parking space for the neighbouring property. From the garage a path leads to broad, shallow stone steps that descend to the rear entrance.

Abutting the house is a paved south-facing terrace sheltered by a low brick wall overlooking the lawn with its pretty herbaceous border. There is an outside tap and power sockets.

Environ

Lund is one of the most picturesque and admired rural villages in the East Riding, sitting in rolling countryside at the edge of the Wolds between two market towns and much loved by cyclists and walkers. The local public house, The Wellington Inn, is a gastro pub with a far-reaching reputation and the Michelin starred Pipe and Glass lies just three miles to the south. As well as the pub, this flourishing village also has a church and chapel, a new village hall and a children's playground. Ten minutes by car, nearby Beverley regularly features as one of the best places to live in the country and is an historic market town with an excellent range of facilities together with its Minster, racecourse, private golf club and a superb range of shops. The Yorkshire coast lies within a half hour drive.

Tenure: Freehold

Services: All mains services. Oil central heating.

Fixtures & fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority: East Riding of Yorkshire Council 01482 393939
www.eastriding.gov.uk
Conservation area.

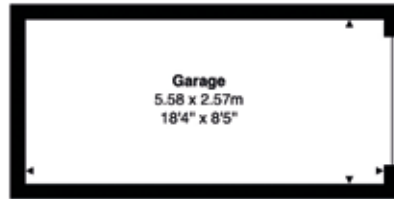
Directions: Coming from Bainton on the B1248, head into and through the village of Lund on North road passing the village green on your left. Turn left on to Cherry Garth and you will see Corner House on the corner as denoted by the For Sale sign.



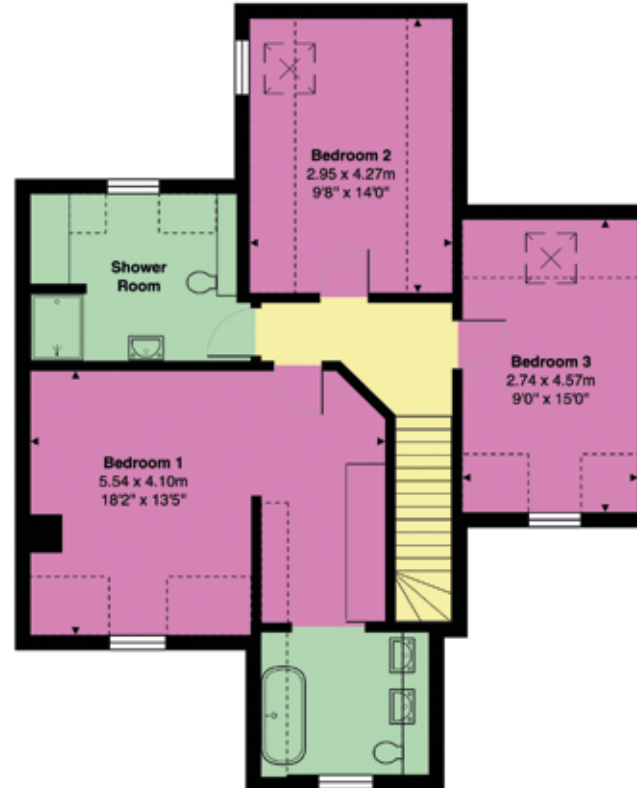
Corner Cottage, Cherry Garth, Lund, East Riding of Yorkshire YO25 9TD

Approximate Gross Internal Floor Area 156.1 m² / 1680 ft² (excluding garage)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Ground Floor
Gross Internal Area: 83.6 m² ... 899 ft²



First Floor
Gross Internal Area: 72.5 m² ... 780 ft²

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	100
(81-91) B	79
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	



City

Country

Coast

