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**Limb**  
MOVING HOME



*Apartment 1, The Stables, Raywell, Cottingham, East Yorkshire, HU16 5WH*

- 📍 Unique 3 Storey Home
- 📍 3 Bedrooms
- 📍 6 Acres of Communal Grounds
- 📍 Council Tax Band = E
- 📍 Beautifully Appointed
- 📍 High Quality Kitchen
- 📍 Delightful Setting
- 📍 Leasehold/EPC = C

**£325,000**



## INTRODUCTION

Truly unique is this simply stunning mews house which features a former water tower, part of the outstanding conversion of "The Stables" to Raywell House which was designed by the esteemed architect Marmaduke Pycock of Wakefield in the early 19th century and became the home of Daniel Sykes, MP for Hull and Beverley and a prominent anti-slavery campaigner.

This delightful environment includes 6 acres of managed communal grounds skirted by woodland being accessed through automated gates, along a sweeping tree lined driveway which leads past Raywell House and onto "The Stables". The main house is of historic importance and is Grade II listed whilst "The Stables" behind, and therefore the subject property are not.

Unique in many ways, Apartment 1 is effectively of a house design having its own direct entrance from the courtyard and provides principle accommodation over two floors with a further staircase leading up to the study/bedroom 3 on the second storey which lies within the former water tower. The current owners have comprehensively refurbished this lovely home in recent years and the beautifully appointed accommodation extends to in excess of 1,300sq.ft. Full of character and period features including some vaulted ceilings blend exquisitely with an array of high quality fittings, the accommodation briefly comprises a lovely entrance hallway, downstairs cloaks/W.C., superb 21 foot long living room with double doors providing direct access out to a patio and the gardens and a particular feature is the dining kitchen complete with an extensive range of high quality units and Siemens appliances. Upon the first floor are two bedrooms, both served by en-suites. A further staircase from the landing leads up to the study/bedroom 3.



## HISTORY

The Stables and Raywell House sit within 6 acres of beautiful parkland bounded by woodland, 6 miles to the north west of the city of Hull. Accessed across a sweeping tree line and gated driveway, this striking 19th century main house and stables has been beautifully developed in recent times into luxurious apartments to both buildings, taking full advantage of the attractive location and historical features of the site. Raywell House itself is now a Grade II listed building having historical importance, originally designed by Marmaduke Ward Pycock of Hull and Daniel Sykes (a well renowned MP for Hull and Beverley and an anti slavery campaigner) took up residence in 1803.

## LOCATION

Surrounded by rolling countryside, Raywell House and The stables is conveniently located only a few minutes drive away from Cottingham and Willerby Shopping Park which includes a Waitrose store. The area is dotted with picturesque villages and Raywell is in easy driving distance of the market town of Beverley, famous for its Minster which dominates the skyline. It is a major shopping destination for the region with its mix of well known high street names and specialist retailers, enhanced further by the recently opened Flemingate Shopping Centre. Beverley racecourse on the 550 acre Westwood add to the town's character. The attractive villages of Cottingham, Swanland, Kirk Ella and West Ella together with the city of Hull and the Humber Bridge are within good proximity. East Yorkshire itself is a county of contrast with dramatic coastline landscapes and the chalk uplands of the Yorkshire Wolds. The area offers plenty of scope for outdoor pursuits - walking, sailing, cycling and there are three private golf courses within a 3 mile radius.

Kirk Ella - Approx. 2.4 miles  
 Willerby Shopping Park - Approx. 2.6 miles  
 Cottingham - Approx. 4.4 miles  
 Hull - Approx. 8.5 miles  
 Beverley - approx. 7.4 miles  
 York - Approx. 32.1 miles

## ACCOMMODATION

An attractive bespoke door from the courtyard provides access to the entrance hallway.



## ENTRANCE HALLWAY

A welcoming hallway with staircase leading up to the first floor.  
Karndean flooring.



## W.C.

With low level W.C. and wash hand basin.





## LIVING ROOM

21'3" x 16'5" approx (6.48m x 5.00m approx)

With window looking into the courtyard and double doors looking over and providing access out to a paved terrace and gardens. Karndean flooring.



## DINING KITCHEN

16'3" x 10'0" approx (4.95m x 3.05m approx)

Featuring a stunning range of sleek units with Corian work surfaces. There is a moulded one and half sink with mixer tap and an integrated Siemens oven, induction hob and filter hood above and fridge freezer. Karndean flooring extends throughout and there are recessed spot lights. Double doors provides views and access to the courtyard and there is a window to the opposite elevation.



## DINING AREA



## FIRST FLOOR

### LANDING

A delightful landing with airing cupboard and tank to one corner. A further staircase leads up to the second floor. Vaulted ceiling and exposed trusses.





## BEDROOM 1

16'3" x 12'7" approx (4.95m x 3.84m approx)

A stunning room with vaulted ceiling and exposed cross beam, windows to two elevations, quality fitted wardrobes, Karndean flooring.



## EN-SUITE BATHROOM

With suite comprising low level W.C., wash hand basin and an enamel bath, tiled surround.





## BEDROOM 2

10'1" x 8'10" approx (3.07m x 2.69m approx)

Upto a run of quality fitted wardrobes to one wall, window to courtyard, Karndean flooring.



## EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin, shower cubicle, tiled surround and floor, heated towel rail.



## SECOND FLOOR

## STUDY/BEDROOM 3

9'0" x 6'6" approx (2.74m x 1.98m approx)

With window. Loft hatch and a pull down loft ladder provide access to the tower above.



## GROUNDS

The property has use of the communal grounds which extend to approximately 6 acres being mainly laid to sweeping lawns, skirted by woodland that adds to the privacy of the location.





## PARKING

There is a designated parking position within the rear courtyard. There is also a sizable visitors car park screened by borders to the north of the buildings.

## COURTYARD



## REAR VIEW



## DOUBLE GLAZING

The property has the benefit of partial double glazing.

## HEATING

The property has the benefit of heating to radiators. Each apartment is served by the communal oil fired boilers which have individual feeds.

## TENURE

The apartment is Leasehold held on a 125 year lease commencing in 2007.

## SINKING FUND

£50 per month.

## SERVICE CHARGE

The service charge is currently £320 per calendar month and includes the maintenance of all communal areas, the 6 acres of grounds, external painting and repairs, window cleaning, buildings insurance and bio plants, running/maintenance costs.

## GROUND RENT

£100 per annum, payable 1st July.

## MANAGEMENT COMPANY

Raywell House Management Limited organises the running of the estate. All residents hold a stake in the management company, therefore being able to influence the way the estate is managed. Raywell House Management Limited own the freehold of the site.

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

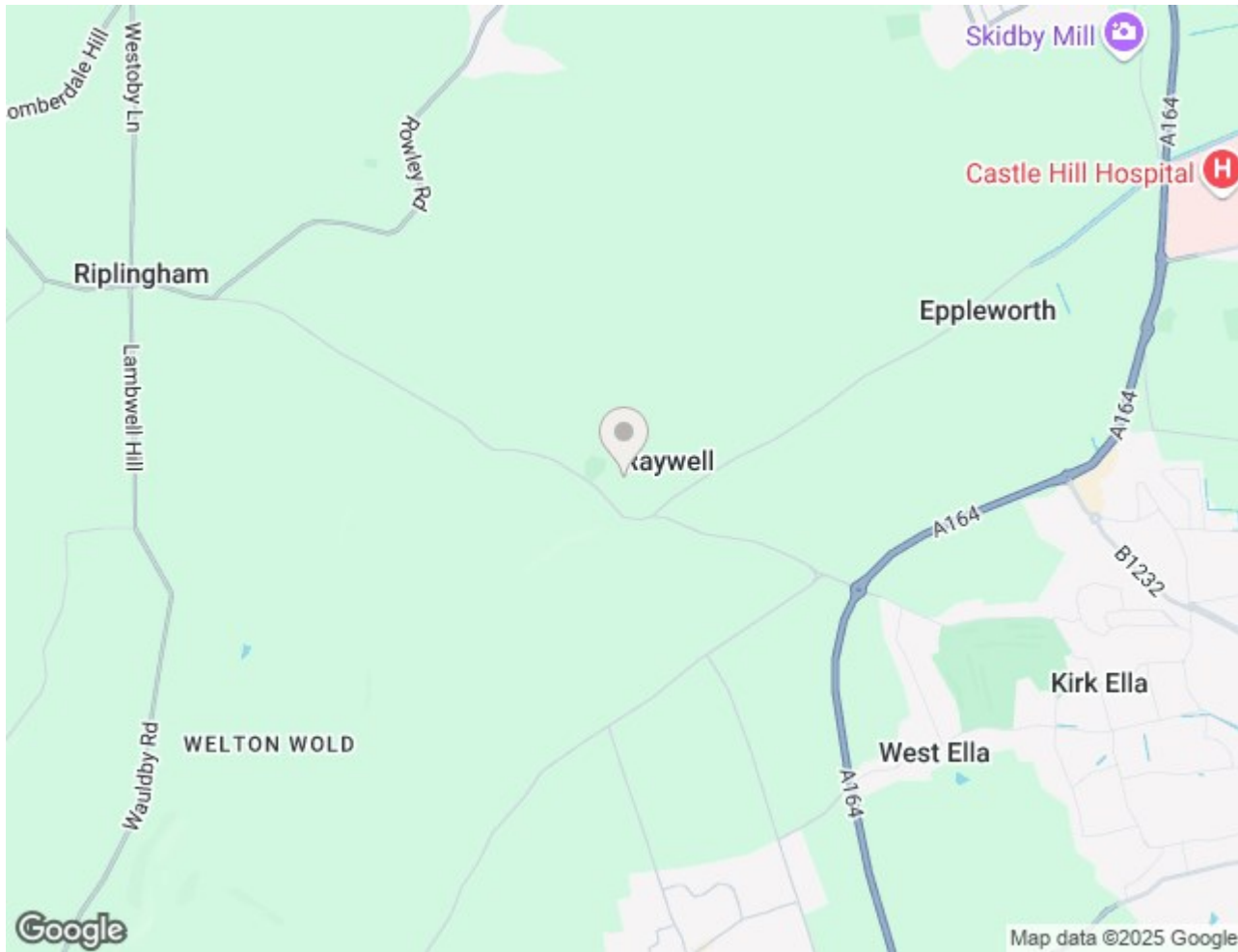
## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## PROPERTY TO SELL?

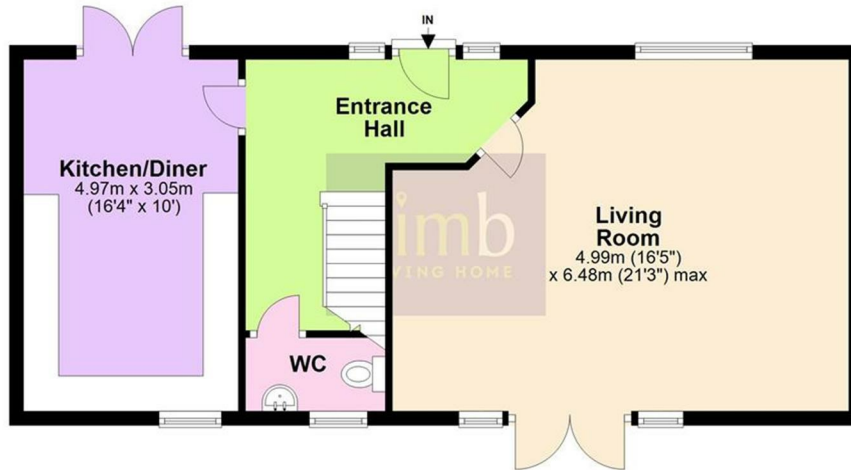
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





## Ground Floor

Approx. 58.5 sq. metres (629.8 sq. feet)



## First Floor

Approx. 49.7 sq. metres (534.9 sq. feet)




## Second Floor

Approx. 8.4 sq. metres (90.3 sq. feet)





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

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