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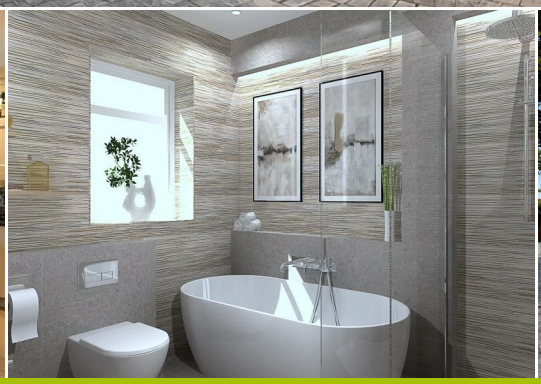
Limb
MOVING HOME









Hedgerows, The Copse, Harland Way, Cottingham, East Yorkshire, HU16 5HY

- Stunning New Build
- Exclusive Location
- Top End Specification
- Council Tax Band = TBC
- Quality Craftmanship
- 4 Bedrooms
- Viewing a Must!
- Freehold/EPC = TBC

£685,000

THE DEVELOPMENT

An exceptional collection of architect-designed homes, set within a private and secluded setting in one of the village's most sought-after postcodes.

This exclusive development of just three bespoke detached residences represents some of the finest new homes available in the region.

Tucked away yet superbly positioned, The Copse lies within easy walking distance of the vibrant village centre, offering an array of cafés, bars and restaurants, and falls within the catchment area for Cottingham's well-regarded primary and secondary schools.

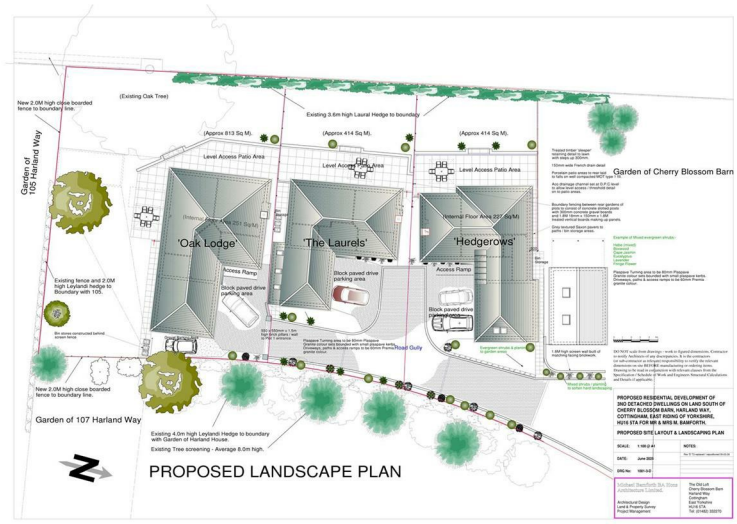
Each home has been individually designed to complement its specific plot, carefully considering orientation and surrounding landscape to maximise natural light and outlook. Expansive bi-folding doors with seamless, level thresholds create a fluid connection between indoor and outdoor living spaces, providing superb areas for both family life and entertaining.

Approached via a long, sheltered driveway, The Copse reveals three distinctive four and five bedroom new homes in addition to the existing 'host' property. Traditionally constructed with a timeless architectural style, the properties combine generous proportions with thoughtfully planned contemporary layouts and high-quality fittings throughout.

Designed and built by a respected local architect and developer, the scheme has been crafted with meticulous attention to detail.

Purchasers will have the opportunity to personalise their home from an extensive range of kitchen, utility and bathroom finishes, as well as flooring and selected external detailing — ensuring each property is truly individual.

Gardens will be seeded or turfed, with block-set driveways to the front providing ample parking and access to double garages.





THE PROPERTY - "HEDGEROWS" (PLOT 3)

Hedgerows is an outstanding brand new four-bedroom detached home, thoughtfully designed to offer generous proportions and an abundance of natural light. The accommodation extends to approximately 2,450sq.ft. plus double garage. Wide sliding door systems and bi-fold doors open seamlessly onto the west-facing garden, creating a wonderful connection between indoor and outdoor living.

Perfectly suited to a broad range of discerning buyers, the heart of the home is the stunning open-plan living kitchen, centred around an impressive island — an ideal space for both everyday family life and entertaining. The sense of space continues into the elegant living room, while a separate study/snug provides flexibility for home working or quiet retreat. A utility room and cloakroom complete the well-balanced ground floor layout.

Upstairs, is a galleried landing and four double bedrooms, the principal suite is particularly striking, featuring a part-vaulted ceiling, dressing corridor and a beautifully appointed en-suite. Bedroom two enjoys a Juliet-style balcony overlooking the garden, adding further charm and appeal to this superbly crafted home.



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ROOMS AND DIMENSIONS

Entrance Hall 4.6m x 2.3m (15'1" x 7'6") approx.
Lounge 6.5m x 3.95m (21'3" x 12'11") approx.
Kitchen / Living 7.35m x 4.95m (24'1" x 16'2") approx.
Utility 5.1m x 1.6m (16'8" x 5'2") approx.
Study 3.6m x 2.55m (11'9" x 8'4") approx.
Cloaks 2.3m x 0.9m (7'6" x 2'11") approx.
Landing 4.64m x 3.35m (15'2" x 10'11") approx.
Principal bedroom 8.85m x 5.95m (29'0" x 19'6") approx.
En-suite
Bedroom 2 6.5m x 3.95m (21'3" x 12'11") approx.
Bedroom 3 3.76m x 3.65m (12'4" x 11'11") approx.
Bedroom 4 3.76m x 3.65m (12'4" x 11'11") approx.
Bathroom 2.65m x 2.6m (8'8" x 8'6") approx.
Garage 6.0m x 6.0m (19'8" x 19'8") approx.



THE LOCATION

Cottingham holds the proud distinction of being one of the largest villages in England, offering quality of life that combines a bustling market-town feel with a friendly, close-knit community. Renowned for its vibrant high street and leafy residential avenues, the village provides an attractive environment that remains one of the most popular residential choices in the East Riding.

Unlike many smaller villages, Cottingham boasts a thriving centre with two main shopping streets, Hallgate and King Street. These host a diverse mix of independent shops, cafes, and essential services alongside well-known supermarkets. The community atmosphere is further enhanced by a weekly market, numerous local pubs, and the Cottingham Pavilion, which serves as a hub for local sports and social events. The village is also home to the excellent Castle Hill Hospital complex.

Families are well-served by several well-regarded primary schools, including Hallgate Primary and Bacon Garth Primary. For secondary education, Cottingham High School and Sixth Form College provides comprehensive facilities and a strong academic reputation. Additionally, the village's proximity to the University of Hull and various independent colleges ensures high-quality educational pathways for all age groups.

Cottingham provides good regional connectivity, particularly for those who value public transport. The village benefits from its own railway station on the Hull-to-Scarborough line, offering frequent services to Hull city centre, Beverley, and York. For motorists, the A164 and A63 are easily accessible, providing straightforward links to the M62 corridor and the wider national motorway network. There is a regular bus service.

Accessibility to key destinations includes:

- Hull City Centre: Approx. 4.5 miles
- Beverley: Approx. 5 miles
- York: Approx. 35 miles
- Leeds: Approx. 58 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

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THE SPECIFICATION

- Central Heating: Gas-fired Ideal boiler with a 10-year warranty, featuring underfloor heating throughout the ground floor, designer radiators to the first-floor bedrooms, and dual-fuel towel rails in the first-floor bathrooms and en-suites.

- Interior Finishes: Oak internal doors complement the bespoke feature staircase, with a choice of elegant balustrade designs.

- Electrical Installations: Comprehensive wiring to meet modern requirements, including brushed chrome sockets, high-speed internet connections in all reception rooms and bedrooms, wired aerial points throughout, and an EV charging point.

- Security: External security cameras linked to a central hub with monitoring equipment and remote access capability.

- Windows and Doors: Large aluminium "Origin" bi-folding and sliding doors, along with stylish flush casement PVC double-glazed windows, providing a seamless connection between indoor and outdoor spaces.

- Kitchens: Designed as the heart of the home, each kitchen offers ample space for seating, dining, and a central island or peninsula with breakfast bar. Handmade by a local manufacturer with over 20 years of experience, kitchens feature a wide selection of integrated appliances, bespoke door options, worktops, and design customisations. Quooker boiling taps are standard, and wine chillers ensure drinks are served at the ideal temperature.

- Bathrooms and En-Suites: All feature electric underfloor heating and a choice of floor finishes, with a wide range of bathroom fittings and wall tiling/finishes available to personalise each space.

Internal Finishes
- 2.50M Ceiling heights throughout with flat skim & matt white emulsion paint finish All walls with pastel shade matt emulsion finish.
- 175mm deep moulded skirting boards and 68mm matching architraves all with white satin finish.
- Contemporary heavy weight Oak Doors with clear satin varnish & brushed chrome lever handles.
- Feature staircase with clear satin varnish
- Ground floor finishes to clients choice – porcelain / luxury vynil / engineered wood

Kitchen
- Create your dream kitchen with collaboration with Hepworth & Wood with choice of door finishes, style / colour and worktop material / patterns. – See kitchen plan. To an agreed budget
- Choice of Sink style / finish & mixer tap plus Quooker boil tap
- Choice of intergrated oven, microwave, hob, diswasher, extraction hood & fridge freezer

Utility
- Bespoke handmade Utility by Hepworth & Wood with choice of door finishes, style / colour and worktop material / patterns - To an agreed budget.
- Choice of sink & mixer tap.
- Space for washing machine & tumble dryer.

Bathroom & Ensuite
- Choice of sanitary ware including shower enclosure
- Low profile shower tray
- Choice of vanity units & tops
- Thermostatically controlled shower
- Electric Underfloor heating
- Dual Fuel feature towel rail
- Heated mirror light over basin

Tiling
- Options for floor tiling/finishes to customer choice to an agreed budget

Plumbing & Heating
- Full gas central heating with Ideal Logic energy efficient boiler with 10 yr warranty.
- Wet underfloor heating system throughout ground floor accomodation with additional duel fuel towel / drying rails to Utility & cloaks.
- Contemporary style white panel radiators to landing & bedrooms with duel fuel chrome/ white towel rails to bathroom & en-suite.
- 220 Litre Direct hotwater cyliner

Electrical
- Smart meters for easy monitoring of electric & gas usage
- Brushed chrome sockets throughout with integrated USB points adjacent to beds & other key locations.
- LED spot lights to kitchen area, entrance hall, landing, cloaks, bathroom, ensuites and LED strip lights to ceiling detail over island.
- Hardwired CAT 6 data connection points to all rooms
- Pre-wired aerial cables to euro-fronts at TV points within lounge, dining & all bedrooms
- Hi definition external security cameras to central data storage & remote access.
- Feature outside light fittings & security lights with sensors
- Electrically operated garage doors & EV charging points within garages.

Garages
- Built with insulated cavity walls to housing spec.
- Double glazed windows & insulated sectional garage doors for heat retention
- Insulated & fire rated ceilings
- Electric strip lighting & power points
- EV charging point

Windows & Doors
- Front door – stylish composite door with multi point locking system and full height glazed side panel to PAS24
- 'Origin' powder coated aluminium bi-folding & sliding door systems to PAS24
- Insulated & automated sectional garage doors
- Flush fitting PVC casement style double glazed window frames

External
- Turfed front & rear garden areas
- Block paved driveway / paths
- Porcelain rear patio area
- Treated timber sleeper retaining / step detail
- 2.0M high vertical boarded peep proof fencing set in concrete posts with 300mm gravel boards
- Outside tap

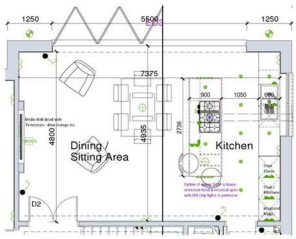
Warranty
- Professional certificate issued for lenders.

Tenure
- Freehold

Bamforth Bespoke Developments reserves the right to amend or remove items from this outline specification which is provided as a guide. Upgrade options are available and chargeable upon ordering.

EXAMPLE KITCHEN LAYOUT



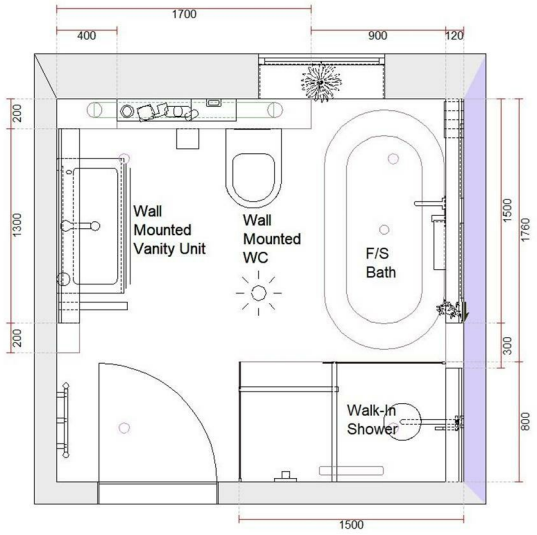


LIVING / KITCHEN LAYOUT

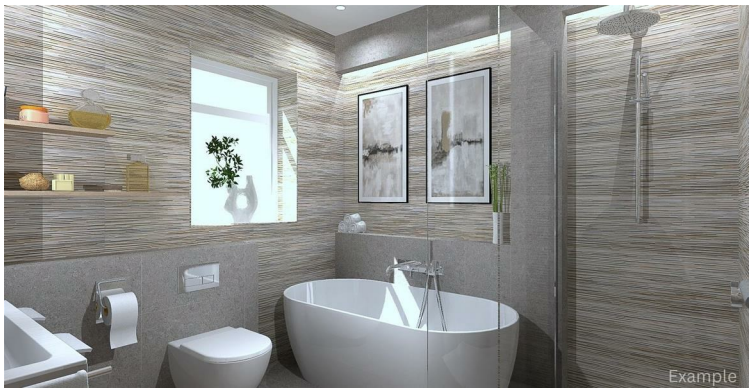

Example


Example

EXAMPLE BATHROOM LAYOUT



EXAMPLE BATHROOM "FINISH"





LOUNGE


Lounge


AI Illustrated Image

KITCHEN


Kitchen

BEDROOM 1


Bedroom 1


AI Illustrated Image

BEDROOM 2


Bedroom 2

OUTSIDE



REAR VIEW



DRIVEWAY



TENURE

Freehold

COUNCIL TAX BAND

The Council Tax band for this property is to be confirmed. We would recommend a purchaser make their own enquiries to verify this.

CONDITIONS OF SALE

Whilst every effort is made to ensure the accuracy of these details, the building process is subject to continuous development of new products and processes and the developer reserves the right to change the specification and possibly the price structure without notice, prior to reservation.

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AGENTS NOTE

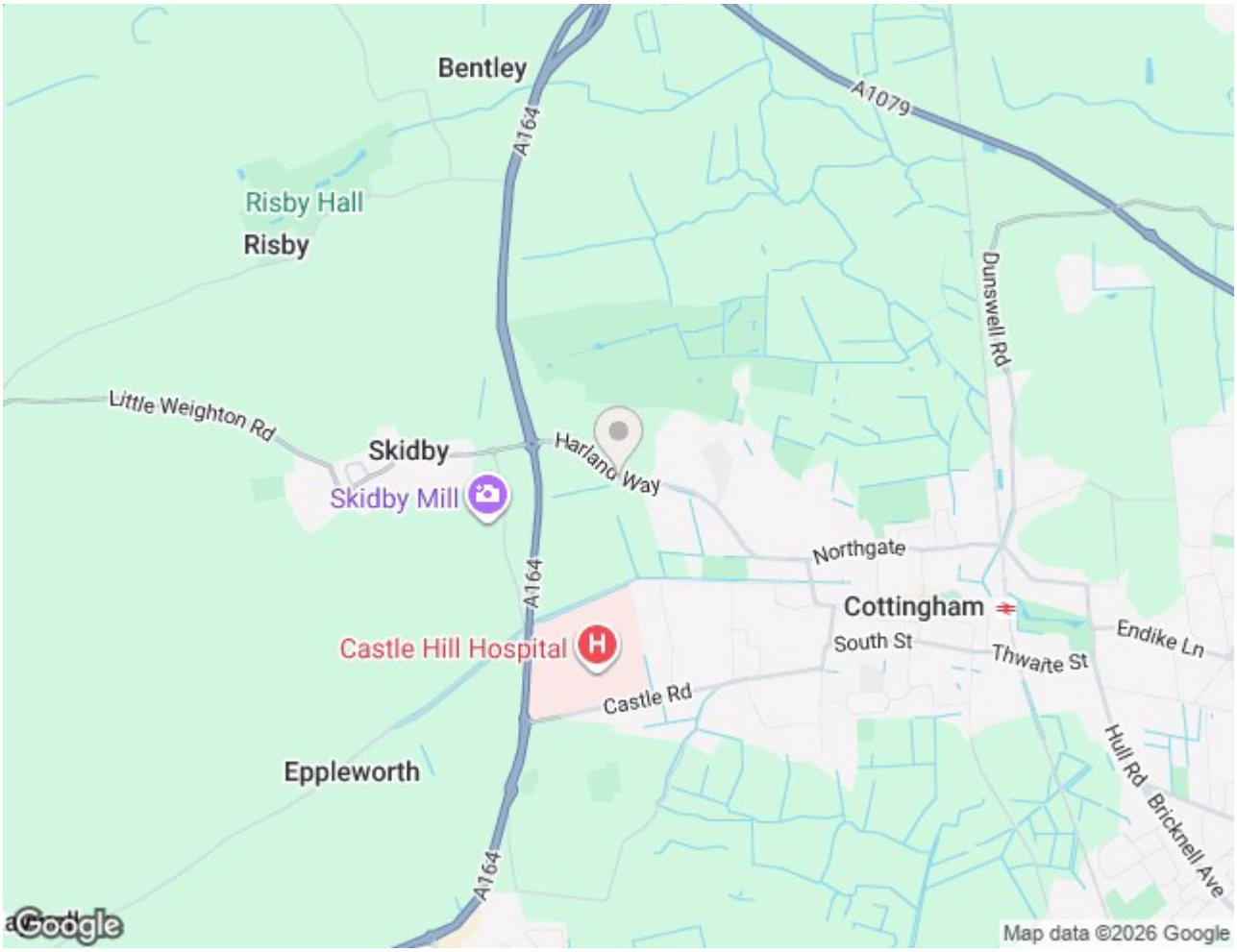
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate 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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

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.


Bentley
A1079
A164
Risby Hall
Risby
Dunswell Rd
Little Weighton Rd
Skidby
Harland Way
Skidby Mill
Northgate
Cottingham
A164
Castle Hill Hospital
South St
Thwaite St
Endike Ln
Castle Rd
Hull Rd
Bricknell Ave
Eppleworth
A164
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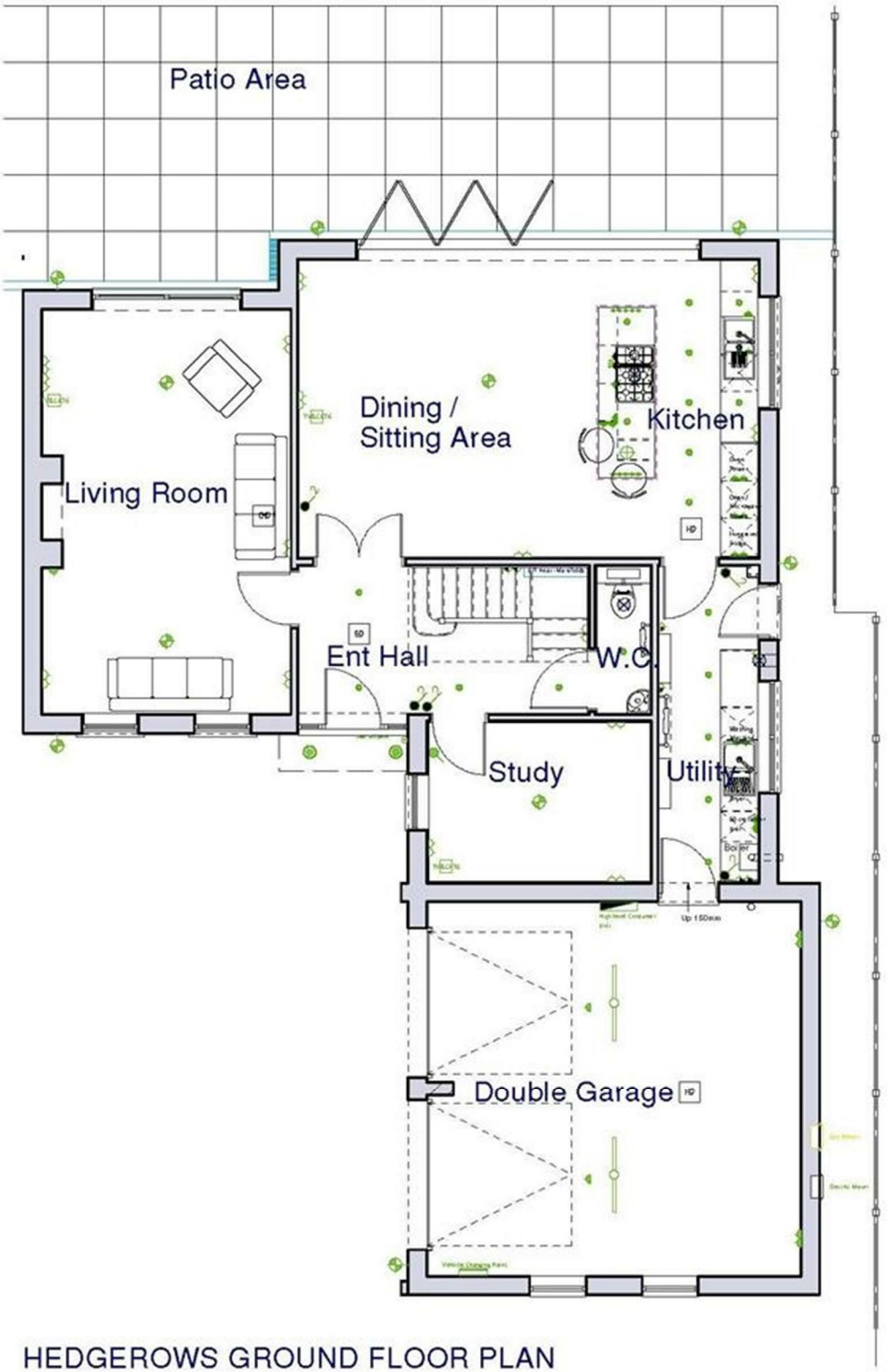
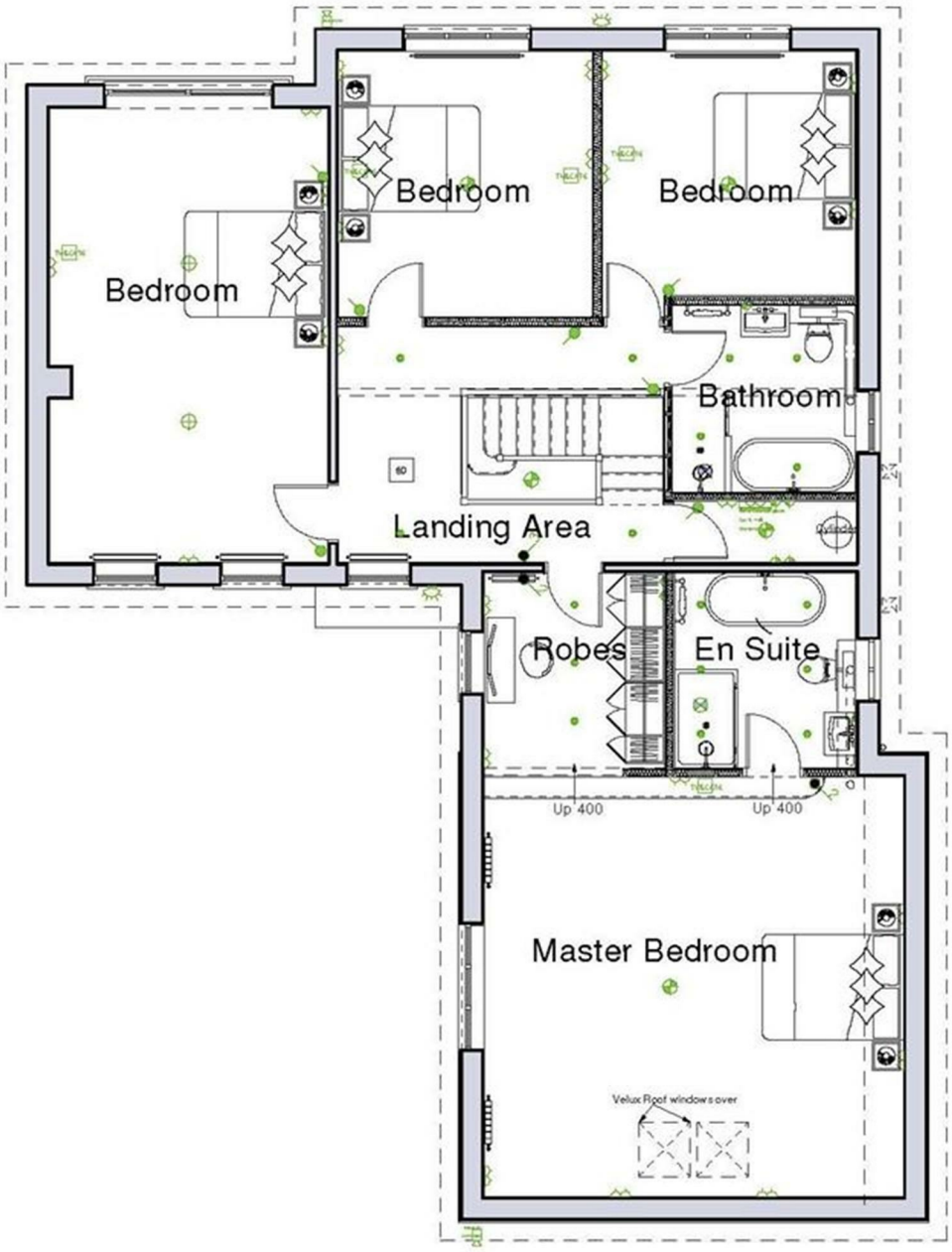
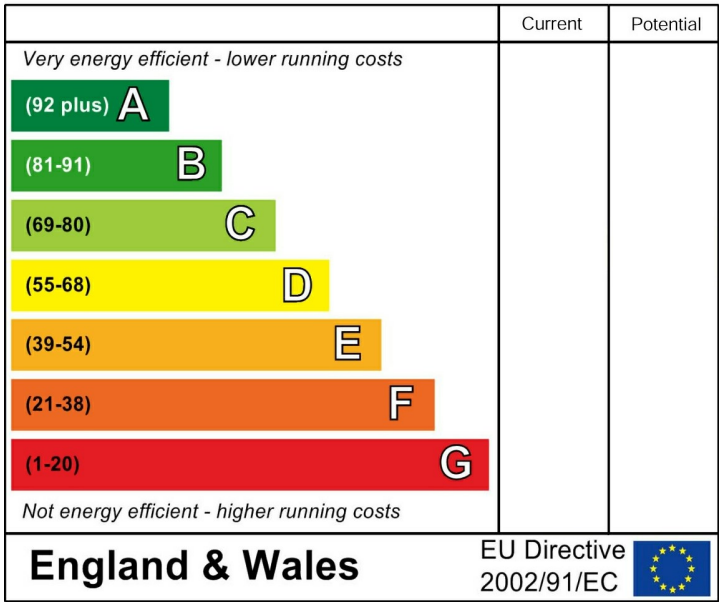

Patio Area
Dining /
Sitting Area
Kitchen
Living Room
Ent Hall
W.C.
Study
Utility
Double Garage
HEDGEROWS GROUND FLOOR PLAN
0 1 2 3 4 5m



'HEDGEROWS' FIRST FLOOR PLAN



Energy Efficiency Rating



Environmental Impact (CO_2) Rating

