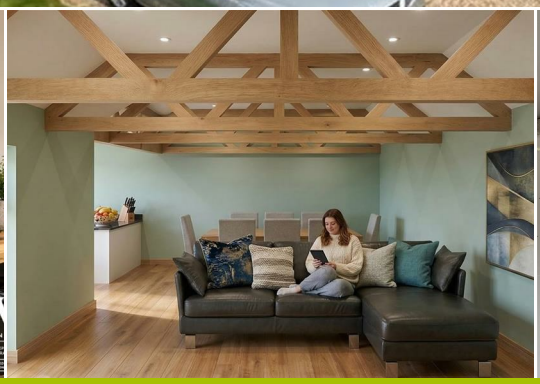
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Limb
MOVING HOME

Plot 3 - Bluebird Cottage









Bluebird Cottage, Plot 3 Dairy Croft, Dunswell Road, Cottingham, E. Yorks,

- New Build Bungalow
- 3 Bedrooms
- Excellent Development
- High End Specification
- Style, Comfort & Sustainability
- Views of Countryside
- Council Tax Band = TBC
- Freehold / EPC = TBC

£460,000

DAIRY CROFT



An exclusive development of just three individually designed three-bedroom bungalows, thoughtfully created with a focus on location, comfort, style, convenience and sustainability.
Expertly crafted with meticulous attention to detail, these exceptional homes occupy the site of a former collection of agricultural buildings and enjoy delightful views across the surrounding countryside. The result is an attractive semi-rural setting that perfectly combines the tranquillity with the convenience of Cottingham's excellent amenities just a short distance away.
Each property has its own distinct character and has been finished to an outstanding specification, blending contemporary design with premium fixtures and fittings throughout. Sustainability has been placed at the forefront of the development, with comprehensive insulation, high-performance double glazing and energy-efficient air source heat pumps providing underfloor heating throughout.
Together, these features deliver comfortable, economical living with impressively low day-to-day running costs.

LOCATION

Dairy Croft enjoys a semi-rural feel surrounded by countryside to the north eastern fringe of Cottingham village. It is accessed via Dunswell Road which runs out of the village next to the railway crossing on Northgate.

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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PLOT 3 – BLUEBIRD COTTAGE

A superb detached bungalow occupying an enviable position with attractive views across the surrounding countryside. The spacious accommodation features a welcoming living room and a stunning dining kitchen, both boasting vaulted ceilings with exposed cross beams to create bright, airy living spaces. There are three well-proportioned bedrooms, including a principal suite with en-suite shower room, together with a family bathroom. Outside, the property enjoys private parking and a lovely garden from which to appreciate the peaceful rural outlook.





PRICES

Plot 1: £460,000 – sold subject to contract
Plot 2: £460,000 – sold subject to contract
Plot 3: £460,000 - Sold subject to contract

SPECIFICATION

Underfloor heating.
Air source heat pump.
Quality bathroom fittings and tiling.
Fitted kitchen with a host of appliances.
Flooring throughout.
Quality uPVC framed double glazing, sage coloured to exterior and white to interior.



TENURE

All properties are to be sold freehold.

SERVICES

Electricity and water are connected. Drainage is by way of a waste management system.

WARRANTY

A 10-year build warranty will be conveyed with each property.

COUNCIL TAX BAND

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

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

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.

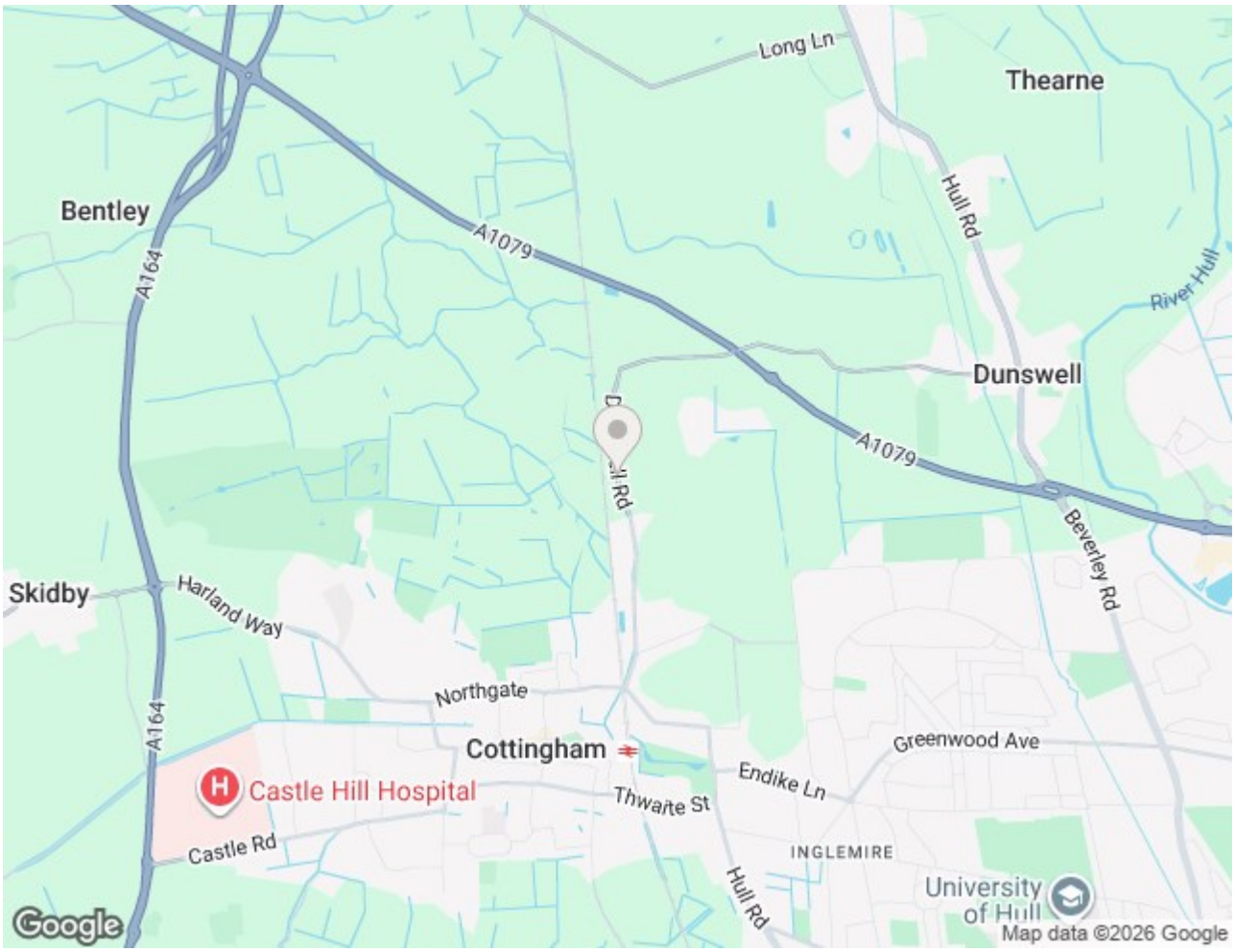
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

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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.



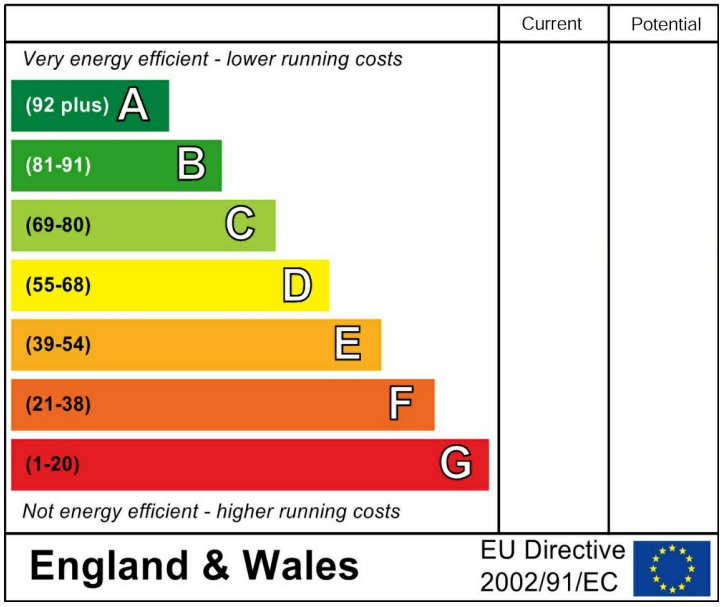
Ground Floor
Approx. 123.1 sq. metres (1324.9 sq. feet)



Total area: approx. 123.1 sq. metres (1324.9 sq. feet)
Plot 3, Diary Croft

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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

