CLUBLEYS

Toll Cottage, 4 Station Road, Brough, HU15 1DY

Offers Over £160,000







rightmove

ZOOPLA

ABOUT THE PROPERTY

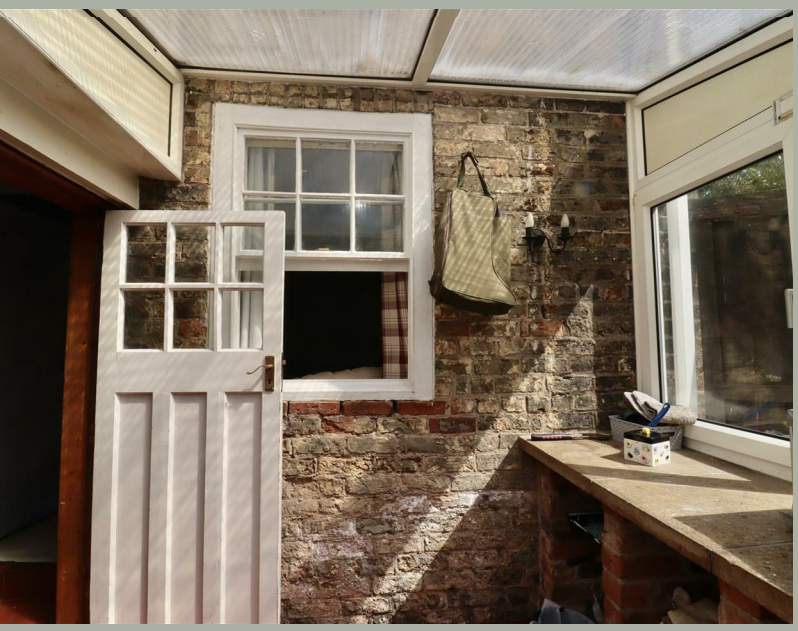
This delightful two-bedroom cottage, built in 1840, offers a unique blend of historical charm and modern convenience. As you approach the property, you will be greeted by its quaint façade, showcasing original features that tell a story of its rich heritage.

Inside, the cottage boasts a cosy retreat. The well-proportioned bedrooms provide ample space for relaxation, while the ground floor bathroom is thoughtfully designed to cater to your everyday needs. The two reception areas are filled with character both with log burners, making it an ideal setting for quiet evenings at home.

One of the standout features of this property is the gated driveway parking, ensuring that you have a convenient space for your vehicle. The garden, which leads down to the beck, offers a calm outdoor space where you can unwind and appreciate the beauty of nature. Whether you wish to cultivate your green thumb or simply enjoy a peaceful moment by the water, this garden is a true gem.

This cottage is not just a home; it is a lifestyle choice, offering a perfect balance of tranquillity and accessibility. With its rich history, this property is an excellent opportunity for anyone looking to embrace the charm of Brough. Do not miss the chance to make this enchanting cottage your own.
COUNCIL TAX BAND B - EPC RATING TBC















Tenure: Freehold
East Riding of Yorkshire
Band: B

ACCOMMODATION COMPRISES

GROUND FLOOR

LIVING ROOM
4.28 x 3.67 (14'0" x 12'0")
Window to front elevation, and UPVC door leads into the cosy living room which is full of character with feature fireplace, with log burner, tiled inset and slate hearth. Timber built in cupboards in the recesses either side of chimney breast. Step down into...

SNUG/SITTING ROOM
4.00 x 2.42 (13'1" x 7'11")
A cosy second reception room with original fireplace and log burner. Feature brick wall and slate tile hearth. Recessed storage either side of the chimney breast with recessed understairs storage cupboard. Original sash window to rear elevation, stairs off to first floor. Tiled floor.

KITCHEN
3.42 x 1.52 (11'2" x 4'11")
Cottage style kitchen comprising, base and wall mounted units and wood effect worktops incorporating half bowl composite sink drainer and mixer tap. space for freestanding cooker, with extractor over and space for fridge/freezer, down lights, window to side elevation, tiled floor and door leading to...

BATHROOM
2.86 x 1.42 (9'4" x 4'7")
Window to side elevation with white suite comprising: low level WC, panel bath with shower over, tiles splashbacks and tiled floor, with heated towel rail.

REAR LOBBY
A useful storage space with back door off into the rear garden.

FIRST FLOOR

STAIRS AND LANDING
Unique original wooden staircase sweeps up to the first floor landing being split level for access to...

MASTER BEDROOM
3.65 x 3.14 (11'11" x 10'3")
A spacious double bedroom with original cast iron open fireplace with timber surround, featuring UPVC double glazed window to the front elevation.

BEDROOM TWO
3.47 x 2.42 (11'4" x 7'11")
Quirky second bedroom with sloping ceiling and low level window to the rear.

OUTSIDE

DRIVEWAY
Side driveway partly paved and laid to stone provides ample off street parking. The blocked paved section of the driveway is access only and is shared with the neighbouring property. Timber gates give access to...

REAR GARDEN
Westerly facing garden which is landscaped for easy maintenance with a paved pathway leading from the rear of the property to a paved area and decked area. Timber gate and steps lead down to a pretty little stream.

SMALL WORKSHOP
To the side of the rear garden with personnel door off. Power and light. Plumbing and wall mounted combi boiler.

ADDITIONAL INFORMATION
Please be advised the block paved part of the drive to the top is shared access with 4 a Station Road. The gravelled part of the drive is soley for the use of Toll Cottage.

EPC RATING -
COUNCIL TAX BAND - B

*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website: https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

SERVICES
Mains water, drainage, gas and electricity are connected to the property.

APPLIANCES
No appliances have been tested by the agent.

rightmove ZOOPLA





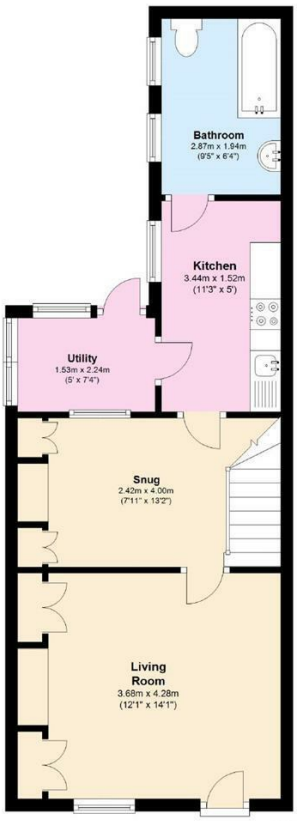








Ground Floor



First Floor



This plan is for illustrative purposes only.
Plan produced using PlanUp.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

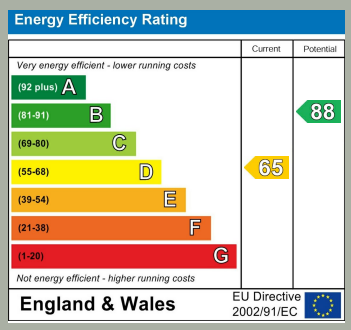
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

AGENTS NOTES
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.

CLUBLEYS

1 Toft Court, Skillings Lane, Brough,
East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to 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.