Whitakers
Estate Agents









The Cottage, 3 Fletchergate, Hedon, HU12 8ET

£625,000

NO CHAIN!!

Nestled within the heart of the Historic Market Town of Hedon is this Gorgeous Georgian Period Property, The Cottage is a charming Grade II listed Detached Residence dating back to 1760, this wonderful home has been lovingly enhanced and updated by the current owners, whilst retaining many original features, creating a perfect blend of period charm with modern living. This delightful home offers versatile, capacious accommodation that would suite the discerning buyer looking for a property with unique character.

The front entrance door opens to welcome you in to view this delightful home, immediately setting the tone to the main residence with a stunning staircase that sweeps up to the first floor galleried landing. Doors open to the House BATHROOM and THREE capacious BEDROOMS, the principle bedroom features an original fireplace and a curved bay with sash window. The ground floor has three reception rooms, including a comfortable LOUNGE with elegant French doors, enjoying views and opening out to the gardens. The formal dining room, features beautiful wood panelling and a gorgeous fireplace, a lovely setting for special occasions, gatherings and entertaining family & friends a just imagine celebrating Christmas time here. There is a secret door that opens from the dining room into the additional LIVING room with feature cast iron stove, a modern kitchen area and TWO bedrooms with adjoining BATH/ SHOWER rooms. Outside there is a PRIVATE COURTYARD, providing ample off road parking and THREE GARAGES. One of the Cottage's highlights is it's delightful grounds, adorned with beautiful mature trees and shrubbery with winding pathways inviting you to explore the wonderous outdoors. There is a beautiful Victorian Open Conservatory, perfect for summer evenings, dining "al fresco" or enjoying a morning coffee.

This gorgeous Cottage offers character, charm and timeless appeal set within the heart of Historic Market Town of Hedon. Viewings are by appointment only

Accommodation Comprising

Entrance and Hallway
A solid wooden door opens to welcome you in to view the wonderful accommodation on offer. Feature wall panelling and original staircase taking you up to the first floor. Useful storage cupboard and door to ground floor W.C.

Ground Floor W.C.
Solid wood door opens to the W.C. with traditional high level flush W.C. and wash basin.

Lounge Feature French Doors



Lounge 20'2" x 14'3" (max) (6.15 x 4.35 (max))



A charming lounge with timber beamed ceiling and feature bay with French doors and timber shutters, opening out to the rear garden. Period fireplace with gas "living flame" fire, lovely to cosy up to on those cold winter evenings. Sash window with inset timber glazing to front elevation. Radiator and polished wood flooring.

Dining Room 16'6" x 14'4" (5.05 x 4.38)



The formal dining room is perfect for family gatherings and occasions with feature fireplace and sash window to the front aspect. Beamed ceilings and polished wood flooring. A door opens to the sitting room and onto the kitchen, creating a wonderful room for entertaining family & friends. A further door opens to the additional accommodation.

Sitting Room 15'7" x 12'9" (4.75 x 3.89)



A light and airy sitting room with feature fireplace and two sash windows allowing ample light to flow through. Polished wood flooring and door to the kitchen.

Sitting Room Feature



Kitchen 12'5" x 8'5" (3.8 x 2.57)



Recently fitted with a range of bespoke units to base and walls with complimentary granite work surface and tiled splashbacks.

First Floor Galleried Landing



A solid oak staircase swirls up to the first floor galleried landing with doors taking you round to the bedrooms and bathroom. Sash window to front elevation and a further door to who knows where!

Principle Bedroom 16'3" x 14'3" (4.96 x 4.35)



A capacious double bedroom with feature fireplace and bay window to the rear elevation, enjoying views over the rear garden. Sash window to front elevation and polished timber flooring.

Bedroom Two 16'3" x 11'2" (4.96 x 3.42)



The second bedroom is currently used as a dressing room with a range of fitted wardrobes and storage. Feature period fireplace, sash window and polished timber flooring.

Bedroom Three 16'2" x 12'11" (4.95 x 3.95)



An opulent double bedroom with feature fireplace and walk in shower cubicle. Sash window to front elevation and polished timber flooring.

Family Bathroom 7'3" x 6'2" (2.23 x 1.90)



A lavish family bathroom with feature slipper bath, vanity wash basin and period high flush W.C. Tiling to splashbacks and flooring.

Additional Accommodation

A door opens from the dining room to the additional accommodation with...

Annex Lounge 20'8" x 11'0" (6.31 x 3.36)



A comfortable lounge with period cast iron range cooker and exposed timber beams, creating a lovely cosy ambiance.

Annex Kitchen 10'0" x 8'1" (3.07 x 2.48)



A modern kitchen with a range of fitted base units with complimentary wood block effect work surface and tiled splashbacks. Built in oven and hob. Sink with mixer tap and drainer. Plumbed for automatic washing machine and space for fridge freezer. Attractive tiled flooring, window and window.

Annex Ground Floor Bedroom 15'7" x 10'1" (4.75 x 3.08)



A double bedroom with feature fireplace and sash window. Laminate flooring and door to shower room

Annex Shower Ground Floor 10'1" x 6'9" (3.08 x 2.08)



Tiled shower room with walk in shower cubicle and low level W.C. Feature exposed brick flooring and wash basin over the original brick boiler area.

Annex Bedroom Two First Floor 9'8" x 8'5" (2.95 x 2.59)



Stairs take you up to the first floor double bedroom with window and laminate flooring.

Annex Bathroom First Floor 9'8" x 8'8" (2.96 x 2.65)



A lavish bathroom with feature roll top bath,

pedestal wash basin and low level W.C. Exposed timber beams , sash window and laminate flooring.

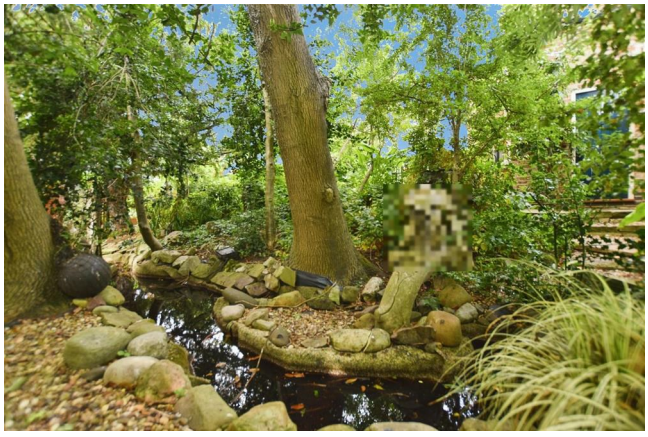
Outside
Electric gates open onto the inner courtyard providing ample off road parking space and access to the triple garaging.

Gardens
Set in just under half an acre, adorned with beautiful mature trees and colourful shrubbery, this garden beckons you to explore the wonderous outdoors, featuring a Victorian open conservatory, providing a lovely area for outdoor dining and entertaining or a quiet place to sit and admire all this garden has to offer.

Victorian Open Conservatory



Garden Water Feature



Garden Seating

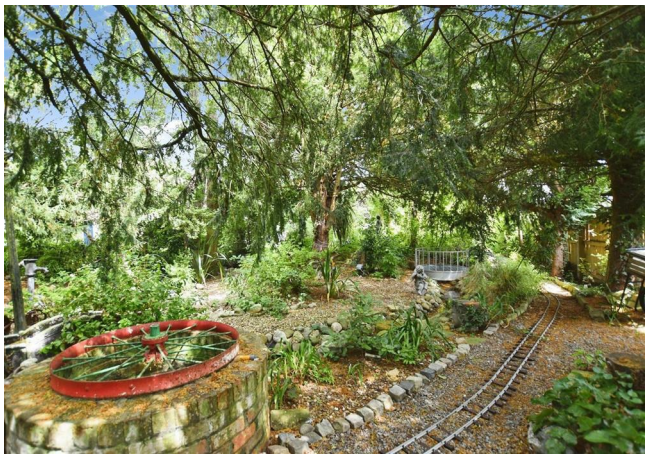




Garden Lawn



Garden Well



Tenure
Tenure is Freehold

Council Tax Band
East Riding of Yorkshire Council Tax Band C

EPC
EPC Rating D

Making An Offer
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

Additional Services.
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other

services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes.

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations.

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information.

Construction - Brick under tiled roof
Conservation Area - Hedon Grade 11 Listed Building
Flood Risk - Very Low
Mobile Coverage / Signal - O2 good/ EE/ Three and Vodafone all okay
Broadband - Ultrafast 10000
Coastal Erosion - No
Coalfield or Mining Area - No

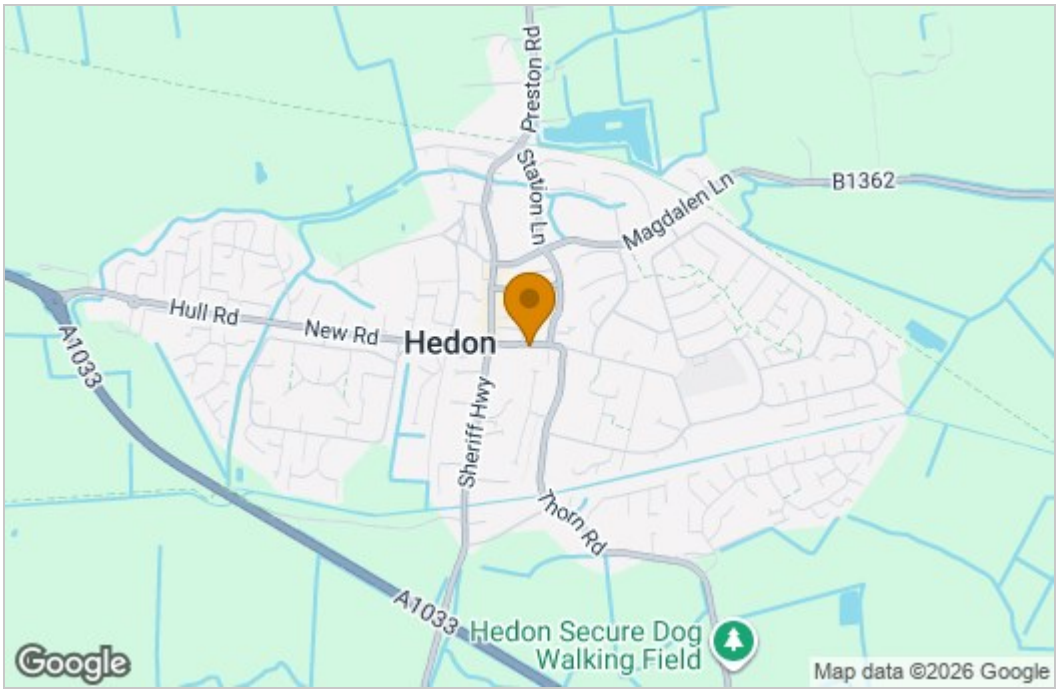
Whitakers Estate Agent Declaration.

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

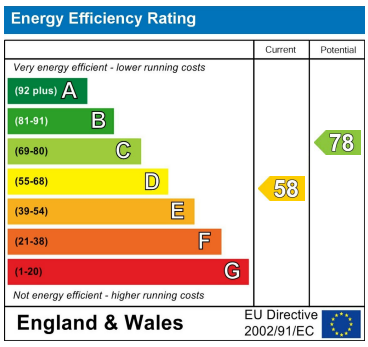
Floor Plan

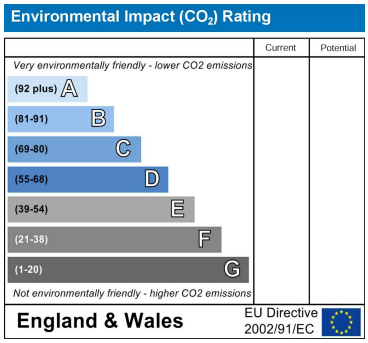


Area Map



Energy Efficiency Graph





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