



Ash Tree Cottage, Main Street, Lelley, East Yorkshire, HU12 8SN

## ASH TREE COTTAGE: YOUR STUNNING RURAL HOME



Welcome to Ash Tree Cottage! This stunning **FOUR-BEDROOM** detached house is nestled in the heart of the small and friendly village of **Lelley**. With spacious interiors and beautiful outdoor areas, it's the perfect home for a family seeking a peaceful village lifestyle. Set within a beautiful rural village setting plus you'll find all necessary amenities just a short drive away in **Hedon, Beverley, and Hull**.

### From the Agent's Perspective

Ash Tree Cottage is a truly stunning FOUR-BEDROOM detached property set in the welcoming village of Lelley. The home offers a wonderful blend of comfort and style, with SPACIOUS ROOMS and high quality finishes throughout.

The village itself is small and friendly, perfect for those who prefer a quieter lifestyle yet want to remain close to amenities.

The property features a SPACIOUS ENTRANCE HALL, WC, LOUNGE, and a DINING ROOM. The fitted kitchen comes with INTEGRATED APPLIANCES and ample storage and work surfaces, along with a dining area that opens to the garden through French doors. The ground floor also includes a study, ideal for working from home. Upstairs, you'll find FOUR GREAT SIZE BEDROOMS, including a master suite with an en-suite bathroom and a dressing area with wardrobes. There's also a LARGE FAMILY BATHROOM on this floor.

Overall, it's a wonderfully welcoming home that offers everything a modern family needs. Outside a PRIVATE GATED ENTRANCE and lots of parking with DOUBLE DETACHED GARAGE. Wonderful SOUTH FACING GARDEN simply adds to the appeal.





### From the Owners' Perspective\*\*

We've absolutely loved living in Ash Tree Cottage. The spacious rooms and modern amenities made it a perfect family home for us. The kitchen, with its generous storage and French doors to the garden, quickly became the heart of the home. We also appreciated having a separate study, which made working from home so convenient.

The village of Lelley is incredibly friendly; everyone knows each other, and there's a real community spirit. Being close to Hedon, Beverley, and Hull was also a big plus, giving us access to shops, restaurants, and schools within a short drive.

Perhaps one of our favourite aspects has been the peacefulness and the beautiful countryside walks available right on our doorstep.

Direct train routes to London from Beverley and Hull made commuting to the capital hassle-free, which was a huge benefit for us.

### Location

Lelley is one of the few unspoilt rural villages in the region within commuting distance of Hull city centre and only 5 minutes from Hedon with its excellent shopping amenities, market square and a well regarded Comprehensive School.



## Tenure

The tenure of the property.

## Agents Note

Drainage is by way of a septic tank.

## Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.\*

## Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

## Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Viewings

Strictly by appointment with the sole agents.

## Mortgages

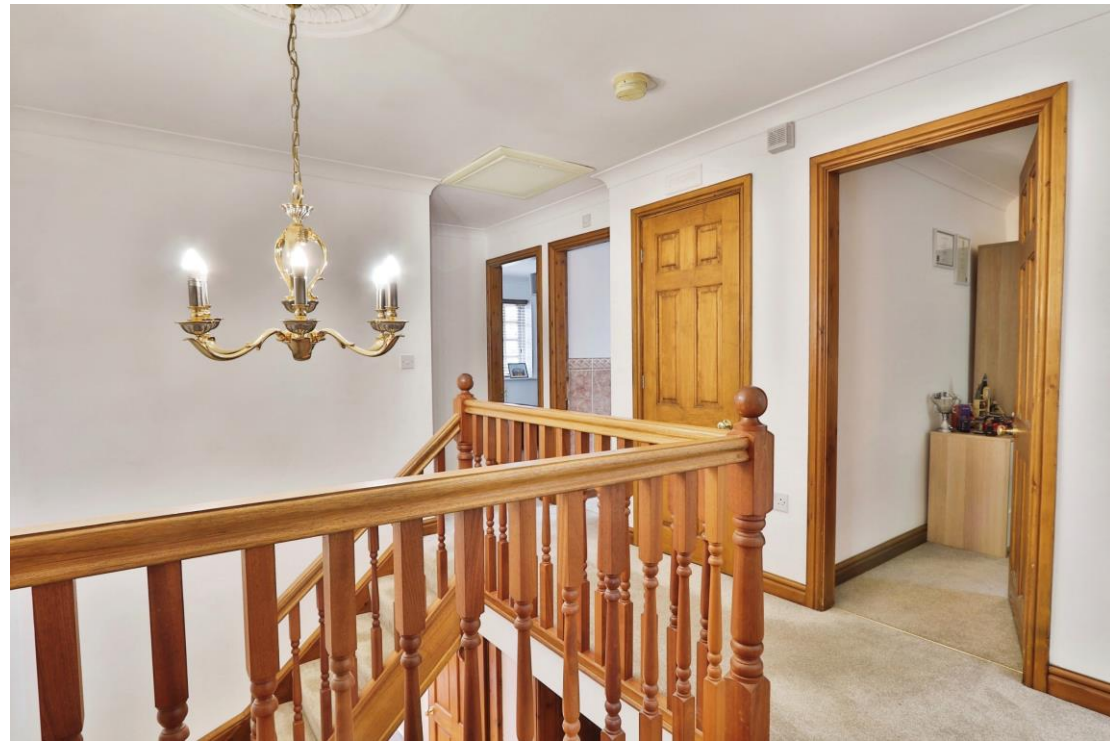
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

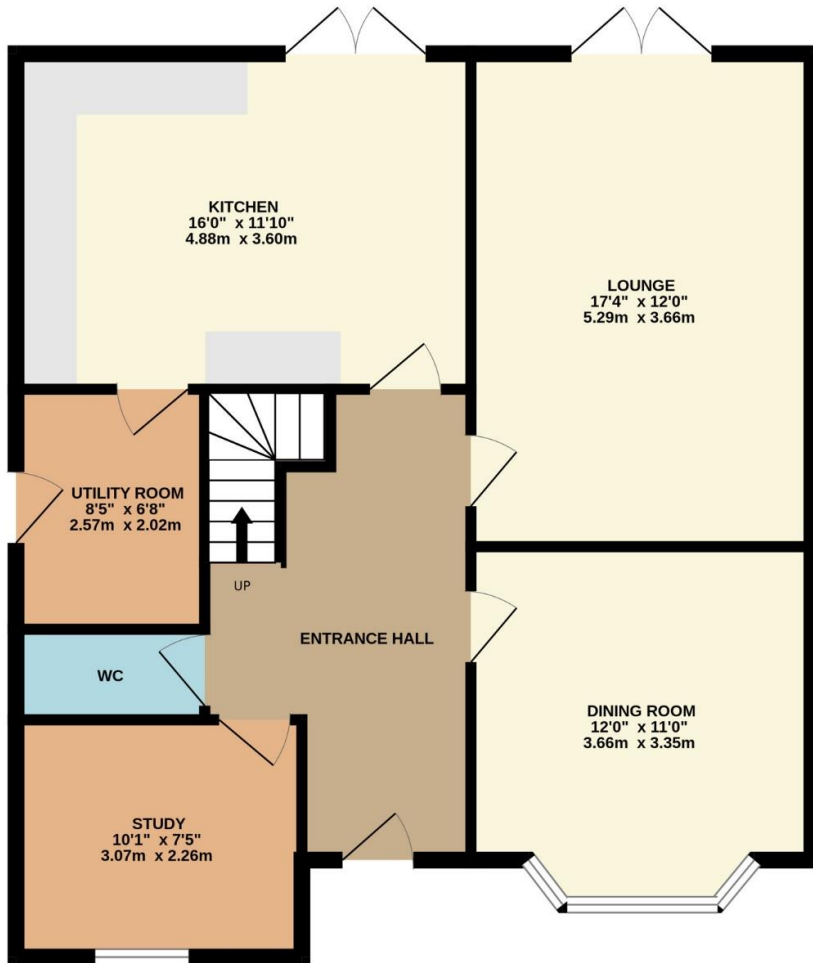
## Valuation/Market Appraisal

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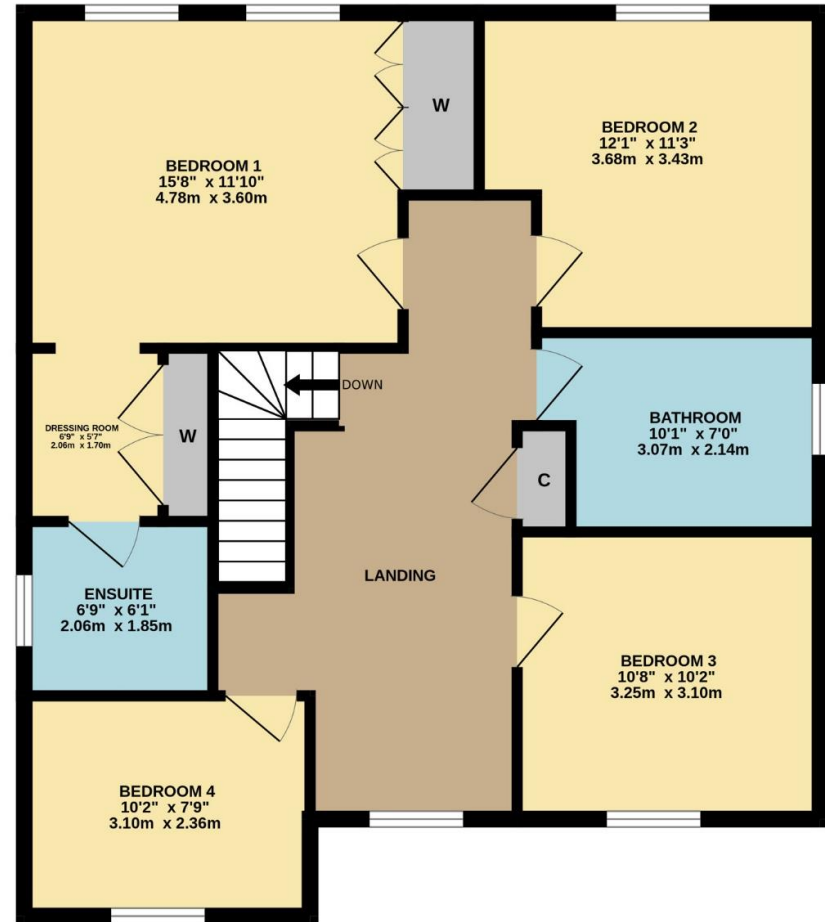




GROUND FLOOR  
839 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR  
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 1668 sq.ft. (155.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

