



West View, Dunswell Lane, Cottingham, East Riding of Yorkshire, HU16 4JP

WEST VIEW ON DUNSWELL LANE, COTTINGHAM OFFERS SPACIOUS FAMILY LIVING
IN A PEACEFUL COUNTRYSIDE LOCATION SET ON A SUBSTANTIAL PLOT OF NEARLY 2.5 ACRES



This four-bedroom home features a well-equipped stable block, paddocks, and various versatile outbuildings. With three reception rooms, an open-plan kitchen, and ample utility space, this property provides excellent opportunities for those with equestrian interests or simply looking for a rural lifestyle, all within easy reach of Cottingham, Beverley, and Hull.

Agent's Perspective

This is a home that ticks a lot of boxes, especially if you're after that country lifestyle without feeling too far from town.

Sitting on a generous plot of around 2.5 acres, West View is ideal for families needing both space and flexibility. The house itself is roomy with over 2,500 square feet of living space, making it perfect for those who like to spread out.

One of the standout features is the four double bedrooms, offering plenty of room for family or guests. There are two bathrooms, so morning routines should run smoothly.

If you enjoy socialising or simply spending time together as a family, you'll appreciate the three reception rooms, where everyone can have their own space without being too far apart.

The conservatory is a lovely touch, bringing the outside in, especially on those days when you just want to enjoy the view of your land without stepping outside.





For those who enjoy cooking, the large open-plan kitchen and dining area is a fantastic space to entertain or just enjoy meals together.

There's also a sizeable utility room that can double up as a home office, offering practicality for modern living.

One of the key attractions here is the purpose-built stable block and the three paddocks, making this an exciting prospect for anyone with equestrian interests.

The various outbuildings provide flexibility too, whether you're looking for extra storage, workshops, or even the potential to convert them into something else entirely.

The location is another big plus. You're just a short drive from Cottingham, Beverley, and Hull, so while you get the benefits of rural living, you're never far from shops, schools, and other amenities.

It really does offer the best of both worlds.

Tenure

The property is freehold.

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 C.*

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.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

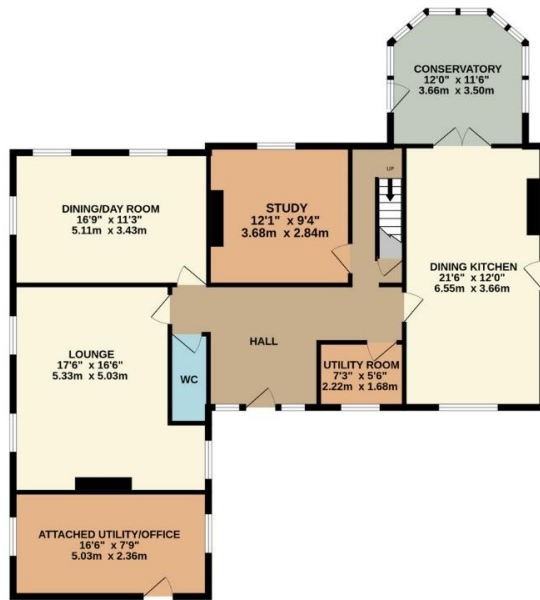
Mortgages

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.





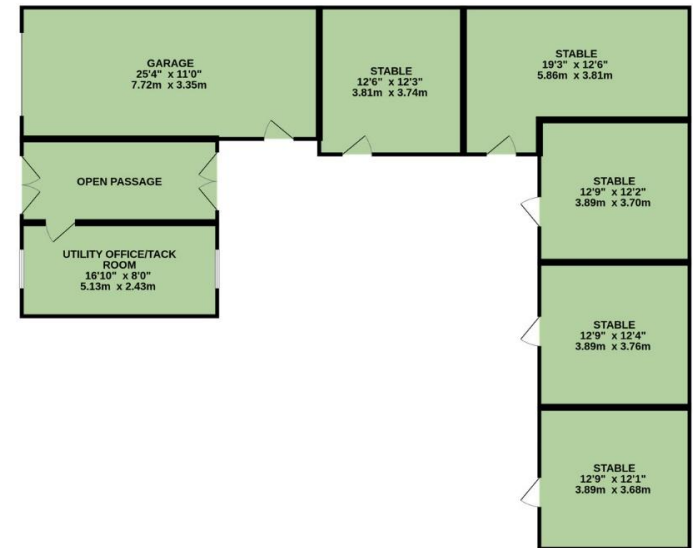
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



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

