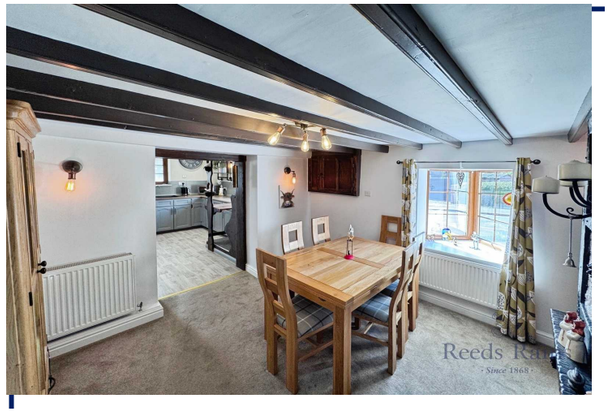


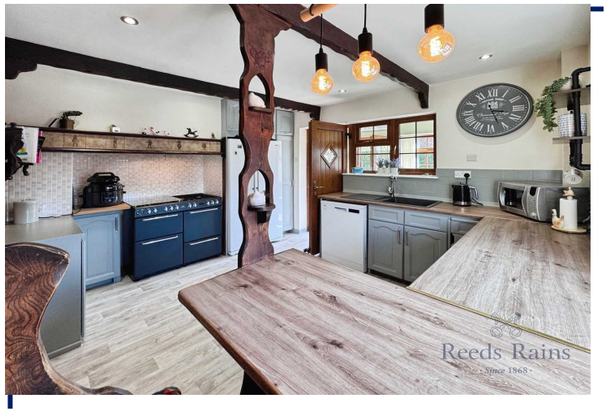


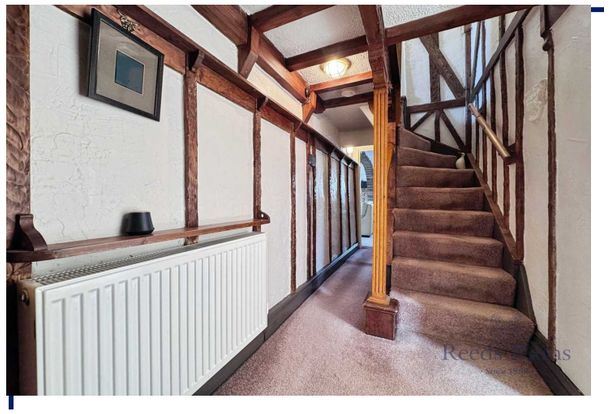












Ivy Cottage, Ivy Lane, West Cowick, Goole, East Riding of Yorkshi, DN14

Guide Price: £475,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Ivy Cottage, Ivy Lane, West Cowick, Goole, East Riding of Yorkshi, DN14

Guide Price: £475,000 Freehold

Council Tax Band: C
EPC Rating: TBC

Reeds Rains Selby are delighted to bring to the market this charming and characterful traditional cottage, offering a wealth of period features, well-proportioned accommodation, two enclosed driveways and a versatile detached annexe.

Our View
Full of character, charm and history, Ivy Cottage is a much loved family home offering a wonderful blend of traditional features and comfortable modern living. Timber beams and period details create warmth and individuality throughout, complemented by well-proportioned and versatile accommodation. Outside, the established gardens provide an enclosed and attractive setting, while the large detached workshop/garage offers excellent additional space for storage, hobbies, vehicles or working from home. With its genuine cottage charm, generous outdoor space and versatile outbuildings, Ivy Cottage is a truly individual home with exciting potential.

Front Porch
11'7" x 5'7" (3.53m x 1.7m)
A charming and welcoming UPVC-enclosed porch, featuring attractive timber-style windows and door, creating a bright and characterful entrance to Ivy Cottage.

Kitchen
12'10" x 11'9" (3.9m x 3.58m)
A charming and well-appointed kitchen, combining contemporary cabinetry with traditional character. Exposed brick walls and timber beams complement the attractive work surfaces, creating a lovely blend of modern convenience and period charm. The room enjoys excellent natural light, with ample worktop and storage space and room for a range of appliances.

Dining Room
11'4" x 11'6" (3.45m x 3.5m)
A generous dining room, full of character with exposed timber beams and a timber-framed fireplace, creating a warm and inviting focal point. The room has a natural flow through to the kitchen and living room. A UPVC window, two radiators and wall lights complete the room, while the clean wall finishes provide a bright and welcoming feel.

Living Room
11'2" x 17'8" (3.4m x 5.38m)
A spacious and welcoming living room with exposed timber beams, feature brickwork with inglenook fireplace. A UPVC window provides plenty of natural light, with a radiator and views through to the dining area.

Entrance Hallway
7'2" x 7'2" (2.18m x 2.18m)
Practical side entrance hallway accessed via a modern composite door, providing a welcoming and useful secondary entrance to the property. The hallway benefits from excellent built-in storage, offering valuable space for coats, shoes and household essentials.

Ground Floor w/c Utility Area
8'1" x 8'3" (2.46m x 2.51m)
Ground floor cloakroom with WC/utility, built-in wash hand basin, built-in storage, plumbing for a washing machine, space for a tumble dryer, UPVC window and radiator.

Master Ground Floor Bedroom
16'10" x 15'6" (5.13m x 4.72m)
Ground floor bedroom with UPVC patio doors leading to the garden, built-in wardrobes, radiator and en-suite bathroom.

Ground Floor En-suite
7'1" x 8' (2.16m x 2.44m)
Conveniently positioned just off the ground floor master bedroom, with large shower enclosure, WC, wash hand basin, UPVC window and heated towel rail.

House Bathroom
10' x 4'8" (3.05m x 1.42m)
Contemporary family bathroom with marble-effect wall panels, wood-effect flooring, vanity wash hand basin, WC, walk-in shower, heated towel rail, LED mirror and UPVC double-glazed window.

Main Bedroom First Floor
17'8" x 13'2" (5.38m x 4.01m)
To the side and rear elevation with upvc window, Velux window, radiator and fitted wardrobes.

Bedroom Two
14'1" x 11'1" (4.3m x 3.38m)
To the front elevation with upvc window electric fire and radiator

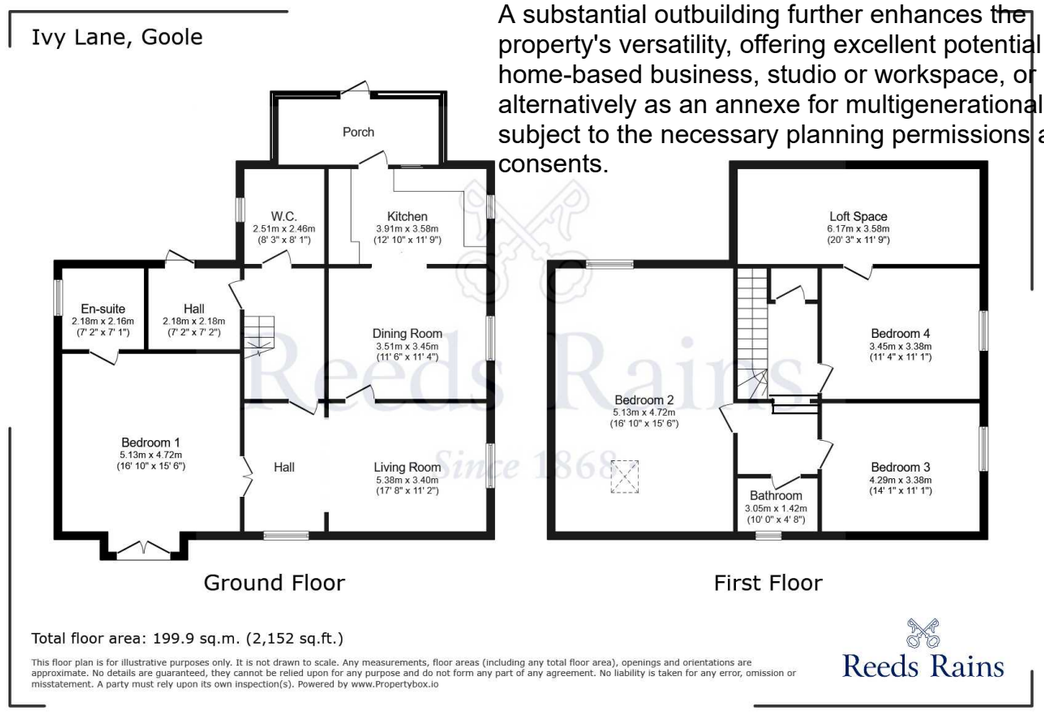
Bedroom Three
11'4" x 11' (3.45m x 3.35m)
To the front elevation with upvc window and radiator.

Loft space
13'9" x 10'11" (4.2m x 3.33m)
A useful loft space offering excellent potential for storage and further development, subject to the necessary consents and regulations. The space provides a versatile area that could appeal to buyers looking for additional storage or future scope to create further accommodation.

For full EPC please contact the branch.

Outside Annex
23'4" x 18'10" (7.1m x 5.74m)
A particularly versatile detached annex, approached via its own private driveway and offering excellent scope for a variety of uses. The accommodation presents an exciting opportunity for those seeking space to run a home-based business, create independent family living or explore the potential for further extension or conversion, subject to the necessary planning permissions and consents.
An excellent addition to the property, providing flexibility for modern family life, working from home or multi-generational living.

External
The property benefits from attractive and well-maintained external areas, surrounded by established brick and stonework, creating a private and characterful setting. The raised rear garden has a distinctive Mediterranean feel, with extensive paved areas creating a stylish and low-maintenance outdoor space. The elevated position and carefully designed layout provide an excellent setting for outdoor seating, alfresco dining and entertaining, while enjoying a pleasant degree of privacy.
The combination of traditional boundary walls, timber features and thoughtfully designed outdoor areas creates a warm and inviting atmosphere. The property also benefits from two separate enclosed and secure driveways, providing excellent off-road parking, privacy and security.
A substantial outbuilding further enhances the property's versatility, offering excellent potential for a home-based business, studio or workspace, or alternatively as an annexe for multigenerational living, subject to the necessary planning permissions and consents.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk