



Shamrock Cottage
51 West End | Walkington | HU17 8SX

£380,000

Shamrock Cottage

Nestled in the picturesque village of Walkington, Shamrock Cottage stands as a testament to timeless elegance and meticulous restoration. Dating back to the mid-1800s, this charming cottage has undergone an exquisite transformation into a residence of unparalleled allure.

Perched in an elevated position within the village, Shamrock Cottage boasts a striking façade that captures the essence of its history: including a weathered millstone embedded in the front wall. This ancient artefact, believed to be the oldest relic in Walkington, stands as a poignant reminder of the cottage's storied past.

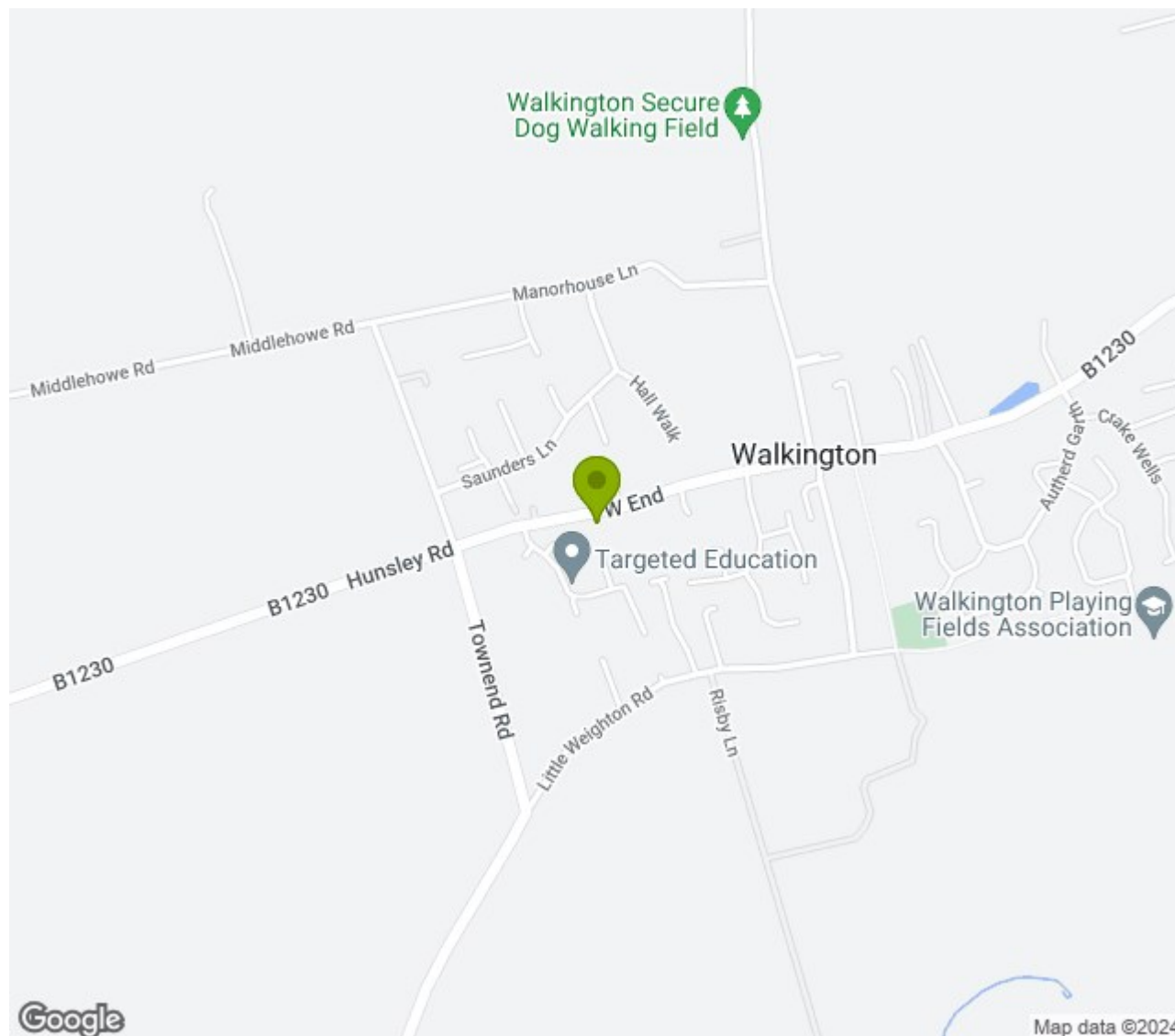
Step inside to discover a harmonious blend of classic and contemporary living. With three well-appointed bedrooms, a contemporary shower room, and a separate WC, the cottage effortlessly caters to modern lifestyles. The heart of the home is adorned with awe-inspiring timber beams and fireplaces that tell tales of yesteryears. The two reception rooms exude warmth and elegance and the modern shaker-style kitchen with an adjoining utility room exudes both functionality and style, while a convenient cloakroom/WC adds a touch of practicality.

Beyond its walls, Shamrock Cottage unveils a captivating rear garden that basks in the embrace of a southerly sun. A sprawling patio sets the stage for outdoor gatherings, while sleeper planting beds breathe life into the landscape. A garden cabin stands as a tranquil retreat, offering a private haven amidst beauty.



Key Features

- Individual Period Cottage
- Undergone An Exquisite Transformation
- Blend Of Classic And Contemporary Living
- 3 Well Appointed Bedrooms
- Original Timber Beam & Fireplace
- 2 Elegant Reception Rooms
- Modern Kitchen & Utility
- Southerly Rear Garden
- Timber Garden Cabin
- ER - D



Energy Efficiency Rating	
	Potential
Vary energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
58	
England & Wales	EU Directive 2002/91/EC



ACCOMMODATION

The immaculately presented accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE LOBBY

Entering the property through a composite residential door, leading to the entrance lobby. A solid oak Abbey ledged internal door leads to:

DINING ROOM

13'11" x 13'6" (4.24m x 4.11m)

A versatile reception room which connects seamlessly with the garden through a set of bi-folding doors. The Inglenook-style fireplace stands as a timeless centerpiece, exuding warmth and rustic allure with an inset multi-fuel burning stove. An original beam runs the width of reception room and a bespoke staircase leads to the first floor accommodation. A further solid oak Abbey ledged internal door leads to:

CLOAKROOM/WC

The contemporary cloakroom/wc is fitted with a two piece suite incorporating a WC and a vanity wash basin.

KITCHEN

13'6" incl utility x 7'10" (4.11m incl utility x 2.39m)

The "country cottage" style fitted shaker kitchen is mounted with butcher block worksurfaces beneath tiling. A ceramic 1 1/2 bowl sink unit with antique brass mixer tap sits beneath a window overlooking the patio area. A freestanding range cooker sits beneath a feature beam with a concealed extractor hood. A slate tiled floor runs throughout and leads to:

UTILITY

With fitted units matching those of the kitchen, mounted with a butcher block worksurface, a window to the rear and a door providing external access. The slate tiled floor continues through from the kitchen.

LOUNGE

13'7" + bay x 11'10" (4.14m + bay x 3.61m)

A solid oak Abbey ledged internal door leads to a cosy dual aspect reception room features a window to the front and a bay window to the rear. An original timber beam runs through the centre of the room and a fabulous fireplace provides a real feature, housing a multi-fuel burning stove beneath a timber mantle.

FIRST FLOOR

LANDING

Allowing access to the accommodation at first floor level.

BEDROOM 1

13'7" x 12'0" (4.14m x 3.66m)

A solid oak Abbey ledged internal door leads to: the well proportioned master bedroom offers a dual aspect with windows to the front and rear elevations.

BEDROOM 2

7'6" x 14'10" (2.29m x 4.52m)

A solid oak Abbey ledged internal door leads to the second bedroom which is positioned to the rear of the property. There is a built-in cupboard and a window to the rear.

BEDROOM 3

6'0" x 7'8" (1.83m x 2.34m)

A solid oak Abbey ledged internal door leads to the third bedroom which would also make an ideal office space, with a window to the front elevation.









You are a
FRIEND
that everyone
wishes they
had





SHOWER ROOM

A solid oak Abbey ledged internal door leads to the contemporary shower room. It is fitted with a two piece suite comprising vanity wash basin and a large walk-in shower with a thermostatic shower and tiled walls. There is an anthracite radiator and a window to the front elevation.

W.C.

A solid oak Abbey ledged internal door leads to a WC with vanity wash basin and a window to the front elevation.

OUTSIDE

FRONT

A number of steps lead a gravelled courtyard with a brick and wrought iron retaining wall. A gated footpath leads to the side and rear of the property.

REAR

The attractive rear garden enjoys a southerly aspect and excellent privacy. A large flagstone patio adjoins the property an offers an ideal area for entertaining. A number of steps lead up to a lawn with inset sleeper planters, established borders and mature shrubs. A timber cabin is located towards the bottom of the garden, fitted with light and power it makes an ideal summerhouse or garden office space.

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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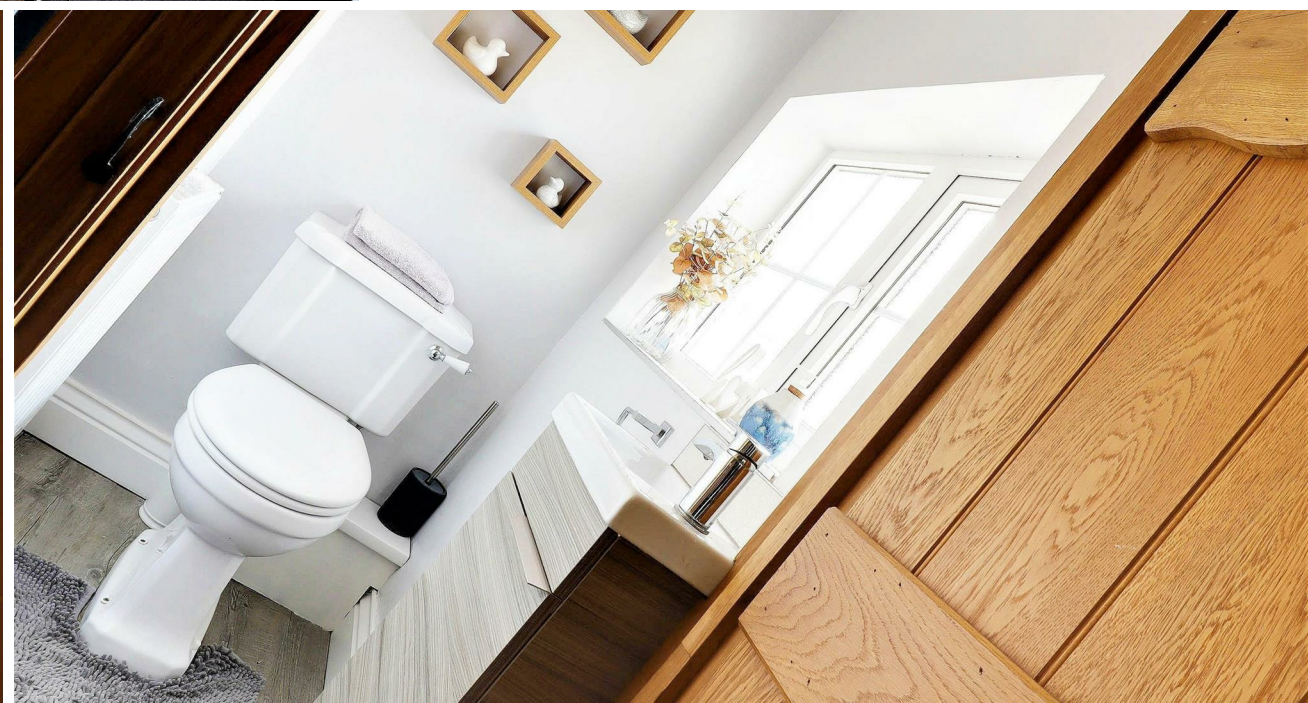
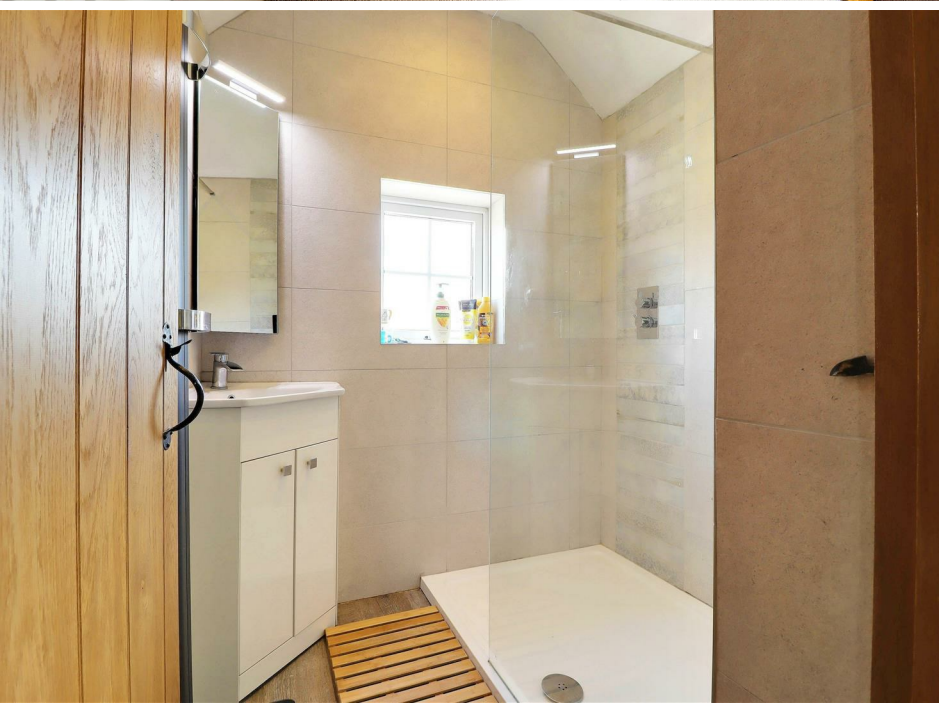
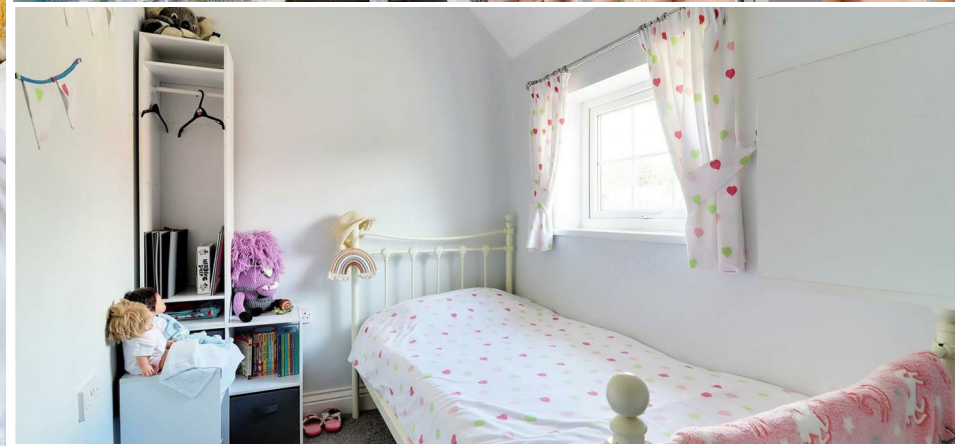


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GROUND FLOOR

1ST FLOOR



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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