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Mi-Na-Meala Cottage, North Cliffe, YO43 4UZ

£395,000

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ABOUT THE PROPERTY

Rarely available and truly unique, this immaculate three-bedroom semi-detached cottage enjoys a generous plot with open field views to both the front and rear, offering an enviable lifestyle in the heart of rural North Cliffe. Originally built in the 1840s as part of a row of estate workers' cottages developed by industrialist Samuel Fox, the property has been beautifully maintained and thoughtfully updated, boasting new carpets and tasteful neutral décor throughout. The real standout is the exceptional outdoor space, featuring a landscaped garden with mature trees, shrubs, vibrant flowerbeds, a water feature, and a large Summerhouse complete with kitchen and shower room, perfect for socialising and entertaining. Additional outbuildings include two brick stores and a timber garage, all accessed via a gated driveway and neatly kept front lawn. A separate piece of land, measuring approximately 0.1 acres, is located in close proximity to the property and is included in the sale. Internally, the accommodation comprises an entrance hall with staircase, a stunning 23ft sitting room with multifuel stove, a modern four-piece bathroom, a rear entrance/cloaks area, and a spacious open-plan kitchen/diner also with multifuel stove. Upstairs offers three bedrooms and a WC. This is not just a home, it's a lifestyle opportunity in a peaceful and picturesque setting.
Tenure: Freehold. East Riding of Yorkshire Council BAND: A

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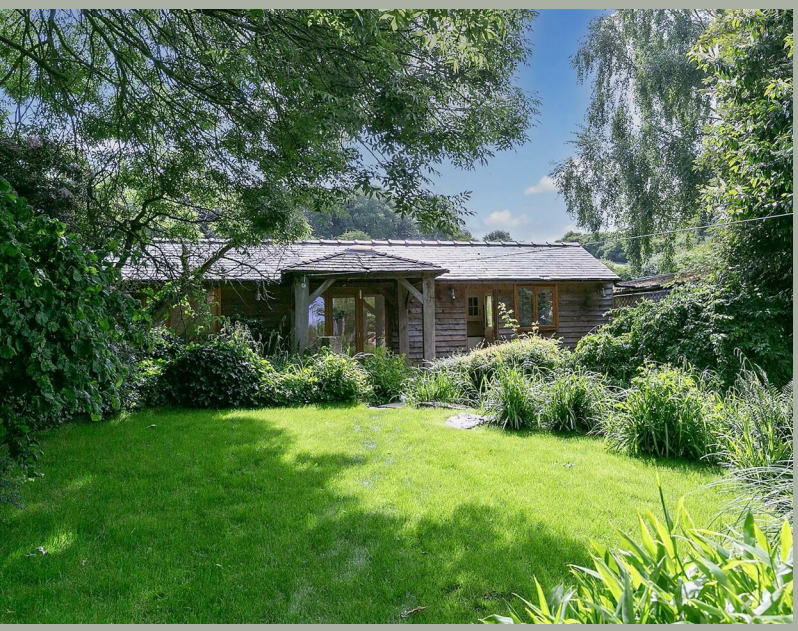

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front entrance door, radiator, stairs to first floor accommodation.

KITCHEN DINER
6.52 x 4.83 max (21'4" x 15'10" max)
Fitted with a range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit. Range master with extractor hood over, integrated dishwasher, integrated washing machine, space for American Fridge Freezer.
Multifuel stove with tiled hearth, wooden surround and mantle. Alcove cupboards, tiled flooring, partially tiled walls, recessed ceiling lights, radiator. Understairs cloaks cupboard.

SITTING ROOM
7.02 x 3.08 (23'0" x 10'1")
Multifuel stove with brick inset and tiled hearth, two radiators, television point. Wooden flooring, stable door.

BATHROOM
Four piece white suite comprising freestanding roll top bath, step in shower cubicle, pedestal wash hand basin and low flush WC. Fully tiled walls, tiled flooring, underfloor heating, recessed ceiling lights.

REAR ENTRANCE
Rear door, cupboard housing oil fired central heating boiler. Radiator, tiled flooring, recessed ceiling lights.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE
3.13 x 3.48 (10'3" x 11'5")
Decorative fire place, fitted cupboard, radiator.

BEDROOM TWO
2.55 x 2.63 (8'4" x 8'7")
Radiator.

BEDROOM THREE
2.53 x 2.26 (8'3" x 7'4")
Radiator.

WC
Two piece white suite comprising low flush WC, pedestal wash hand basin. Partially tiled walls, wooden flooring, extractor fan.

OUTSIDE
The outdoor space truly sets this property apart. Set on a generous plot with open field views to both the front and rear, the landscaped gardens are beautifully maintained and thoughtfully designed, featuring mature trees, established shrubs, vibrant flowerbeds, and a water feature. A large Summerhouse sits at the end of the garden, fully equipped with a kitchen and shower room, an ideal space for socialising, relaxing, or hosting guests. The front of the property offers a neatly kept lawn and a gated driveway leading to a timber garage. Additional outbuildings include two brick stores, providing excellent storage or workshop potential. A separate piece of land, measuring approximately 0.1 acres, is located in close proximity to the property and is included in the sale. This outdoor setting not only complements the charm of the cottage but also offers a peaceful lifestyle surrounded by nature.

SUMMER HOUSE
2.85 x 10.75 (9'4" x 35'3")
Fitted with a range of wall and base units comprising wooden work surfaces, stainless steel sink unit, electric oven and hob with extractor hood over. Integrated fridge, bifold doors leading to rear garden, wood flooring.
Multi fuel stove with tiled hearth, electric wall heater, recessed ceiling lights, stable door.

SHOWER ROOM
Two piece white suite comprising walk in shower cubicle, low flush WC and wash hand basin set in vanity unit. Chrome ladder style towel radiator, extractor fan, recessed ceiling lights.

STORE 1
2.78 x 3.28 (9'1" x 10'9")
Power and light, side door.

STORE 2
2.80 x 3.28 (9'2" x 10'9")
Coal and Wood Store

GARAGE
4.89m x 3.95m (16'0" x 12'11")
Double timber doors, power and light.

ADDITIONAL INFORMATION
The loft contains spray-foam insulation. Buyers should be aware that some mortgage lenders and surveyors may require additional inspection reports or documentation relating to this type of insulation. Interested parties are advised to make their own enquiries and satisfy themselves as to its suitability, mortgageability, and any associated costs before proceeding.

SERVICES
Mains water, electricity, oil central heating drainage, septic tank drainage.

APPLIANCES
No appliances have been tested by the Agent.

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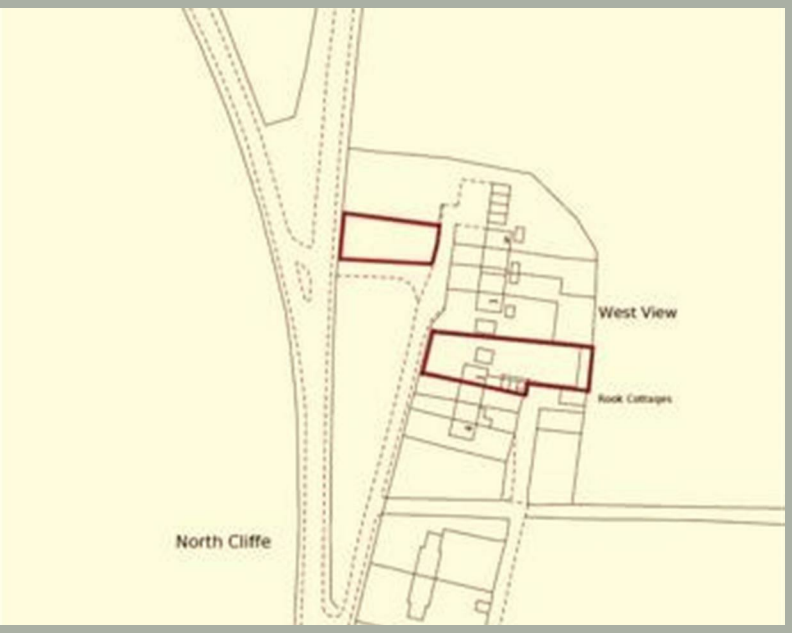
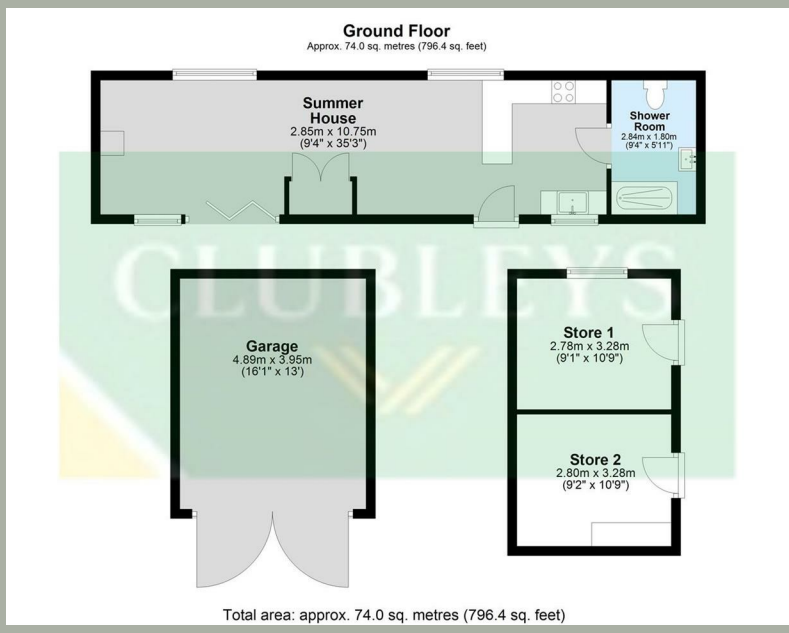

West View
Rock Cottages
North Cliffe


Ground Floor
Approx. 74.0 sq. metres (796.4 sq. feet)
Summer House
2.85m x 10.75m
(9'4" x 35'3")
Shower Room
2.84m x 1.80m
(9'4" x 5'11")
Garage
4.89m x 3.95m
(16'1" x 13')
Store 1
2.78m x 3.28m
(9'1" x 10'9")
Store 2
2.80m x 3.28m
(9'2" x 10'9")
Total area: approx. 74.0 sq. metres (796.4 sq. feet)

Total area: approx. 107.4 sq. metres (1155.9 sq. feet)

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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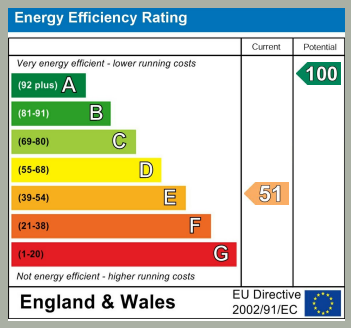

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.