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Limb
MOVING HOME









Apartment 1, The Stables, Raywell, Cottingham, East Yorkshire, HU16 5WH

- Unique 3 Storey Home
- 3 Bedrooms
- 1st Year Service Charge Included
- Council Tax Band = E
- Beautifully Appointed
- High Quality Kitchen
- Delightful Setting
- Leasehold/EPC = C

£325,000

INTRODUCTION



The service charge and sinking fund for the first year after purchase will be paid by the current owners.

Truly unique is this simply stunning mews house which features a former water tower, part of the outstanding conversion of "The Stables" to Raywell House which was designed by the esteemed architect Marmaduke Pycock of Wakefield in the early 19th century and became the home of Daniel Sykes, MP for Hull and Beverley and a prominent anti-slavery campaigner.

This delightful environment includes 6 acres of managed communal grounds skirted by woodland being accessed through automated gates, along a sweeping tree lined driveway which leads past Raywell House and onto "The Stables". The main house is of historic importance and is Grade II listed whilst "The Stables" behind, and therefore the subject property are not.

Unique in many ways, Apartment 1 is effectively of a house design having its own direct entrance from the courtyard and provides principle accommodation over two floors with a further staircase leading up to the study/bedroom 3 on the second storey which lies within the former water tower. The current owners have comprehensively refurbished this lovely home in recent years and the beautifully appointed accommodation extends to in excess of 1,300sq.ft. Full of character and period features including some vaulted ceilings blend exquisitely with an array of high quality fittings, the accommodation briefly comprises a lovely entrance hallway, downstairs cloaks/W.C., superb 21 foot long living room with double doors providing direct access out to a patio and the gardens and a particular feature is the dining kitchen complete with an extensive range of high quality units and Siemens appliances. Upon the first floor are two bedrooms, both served by en-suites. A further staircase from the landing leads up to the study/bedroom 3.

HISTORY

The Stables and Raywell House sit within 6 acres of beautiful parkland bounded by woodland, 6 miles to the north west of the city of Hull. Accessed across a sweeping tree line and gated driveway, this striking 19th century main house and stables has been beautiful developed in recent times into luxurious apartments to both buildings, taking full advantage of the attractive location and historical features of the site. Raywell House itself is now a Grade II listed building having historical importance, originally designed by Marmaduke Ward Pycock of Hull and Daniel Sykes (a well renowned MP for Hull and Beverley and an anti slavery campaigner) took up residence in 1803.

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LOCATION

Surrounded by rolling countryside, Raywell House and The stables is conveniently located only a few minutes drive away from Cottingham and Willerby Shopping Park which includes a Waitrose store. The area is dotted with picturesque villages and Raywell is in easy driving distance of the market town of Beverley, famous for its Minster which dominates the skyline. It is a major shopping destination for the region with its mix of well known high street names and specialist retailers, enhanced further by the recently opened Flemingate Shopping Centre. Beverley racecourse on the 550 acre Westwood add to the town's character. The attractive villages of Cottingham, Swanland, Kirk Ella and West Ella together with the city of Hull and the Humber Bridge are within good proximity. East Yorkshire itself is a county of contrast with dramatic coastline landscapes and the chalk uplands of the Yorkshire Wolds. The area offers plenty of scope for outdoor pursuits - walking, sailing, cycling and there are three private golf courses within a 3 mile radius.

Kirk Ella - Approx. 2.4 miles
Willerby Shopping Park - Approx. 2.6 miles
Cottingham - Approx. 4.4 miles
Hull - Approx. 8.5 miles
Beverley - approx. 7.4 miles
York - Approx. 32.1 miles

ACCOMMODATION

An attractive bespoke door from the courtyard provides access to the entrance hallway.



ENTRANCE HALLWAY

A welcoming hallway with staircase leading up to the first floor. Karndean flooring.





W.C.

With low level W.C. and wash hand basin.



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LIVING ROOM

21'3" x 16'5" approx (6.48m x 5.00m approx)
With window looking into the courtyard and double doors looking over and providing access out to a paved terrace and gardens.
Karndean flooring.







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DINING KITCHEN

16'3" x 10'0" approx (4.95m x 3.05m approx)
Featuring a stunning range of sleek units with Corian work surfaces. There is a moulded one and half sink with mixer tap and an integrated Siemens oven, induction hob and filter hood above and fridge freezer. Karndean flooring extends throughout and there are recessed spot lights. Double doors provides views and access to the courtyard and there is a window to the opposite elevation.







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DINING AREA



FIRST FLOOR

LANDING

A delightful landing with airing cupboard and tank to one corner. A further staircase leads up to the second floor. Vaulted ceiling and exposed trusses.



BEDROOM 1

16'3" x 12'7" approx (4.95m x 3.84m approx)
A stunning room with vaulted ceiling and exposed cross beam, windows to two elevations, quality fitted wardrobes, Karndean flooring.





EN-SUITE BATHROOM

With suite comprising low level W.C., wash hand basin and an enamel bath, tiled surround.



BEDROOM 2

10'1" x 8'10" approx (3.07m x 2.69m approx)
Upto a run of quality fitted wardrobes to one wall, window to courtyard, Karndean flooring.





EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin, shower cubicle, tiled surround and floor, heated towel rail.



SECOND FLOOR

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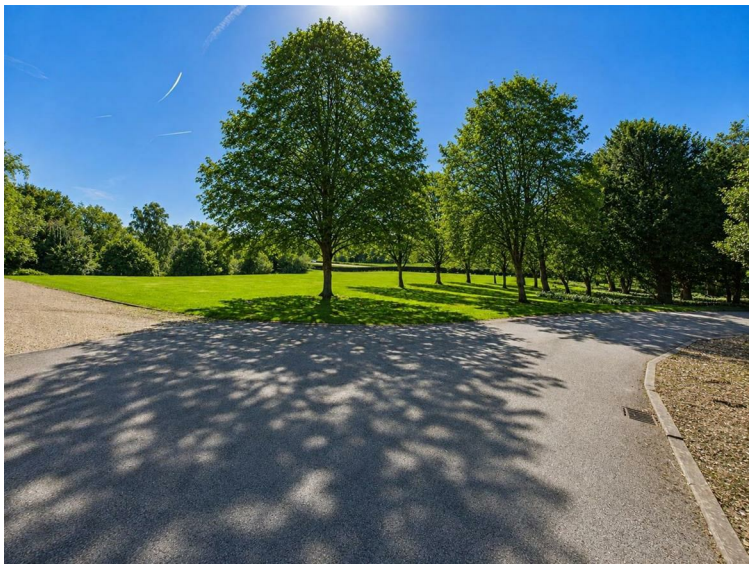
STUDY/BEDROOM 3

9'0" x 6'6" approx (2.74m x 1.98m approx)
With window. Loft hatch and a pull down loft ladder provide access to the tower above.



GROUNDS

The property has use of the communal grounds which extend to approximately 6 acres being mainly laid to sweeping lawns, skirted by woodland that adds to the privacy of the location.





PARKING

There is a designated parking position within the rear courtyard. There is also a sizable visitors car park screened by borders to the north of the buildings.

COURTYARD



REAR VIEW

DOUBLE GLAZING

The property has the benefit of partial double glazing.

HEATING

The property has the benefit of heating to radiators. Each apartment is served by the communal oil fired boilers which have individual feeds.

TENURE

The apartment is Leasehold held on a 125 year lease commencing in 2007.

SINKING FUND

£50 per month.

SERVICE CHARGE

The service charge is currently £345 per calendar month and includes the maintenance of all communal areas, the 6 acres of grounds, external painting and repairs, window cleaning, buildings insurance and bio plants, running/maintenance costs. The service charge and sinking fund for the first year after purchase will be paid by the current owners.

GROUND RENT

£100 per annum, payable 1st July.

MANAGEMENT COMPANY

Raywell House Management Limited organises the running of the estate. All residents hold a stake in the management company, therefore being able to influence the way the estate is managed. Raywell House Management Limited own the freehold of the site.

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COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
If there is any point which is of 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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

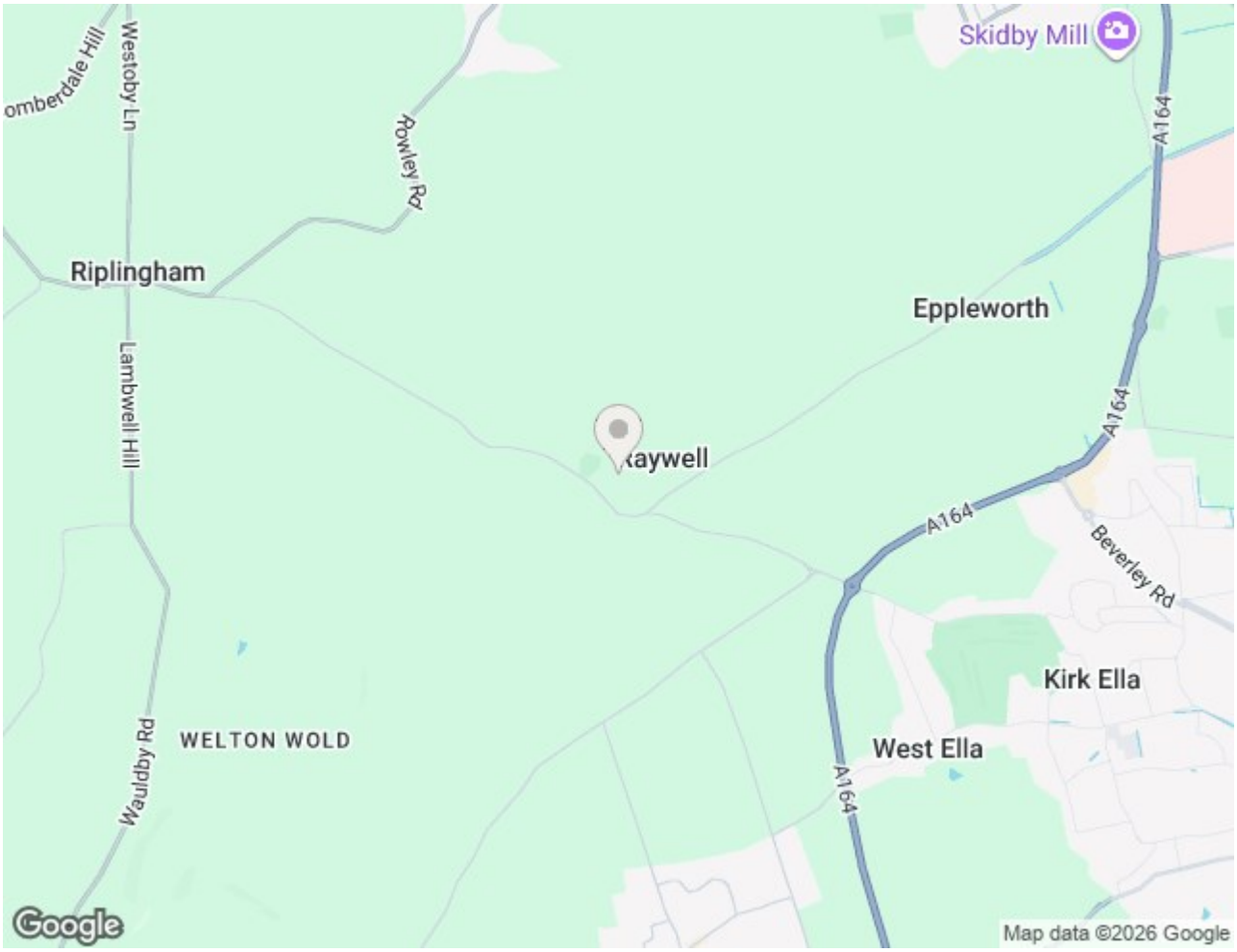
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

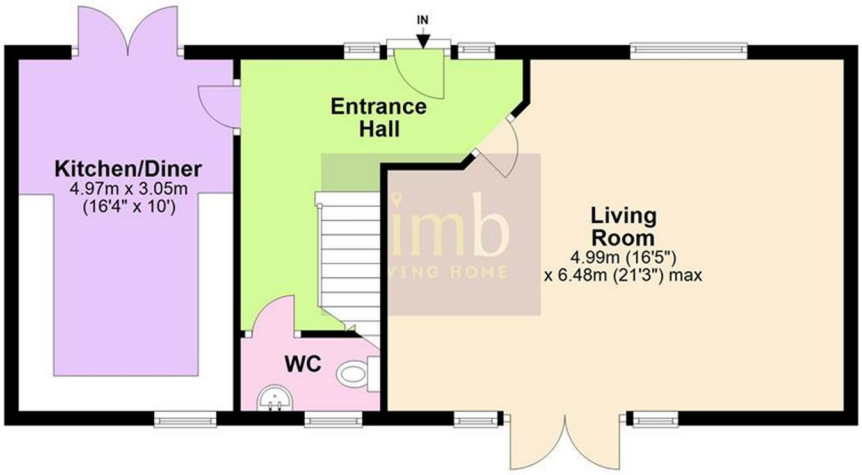
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

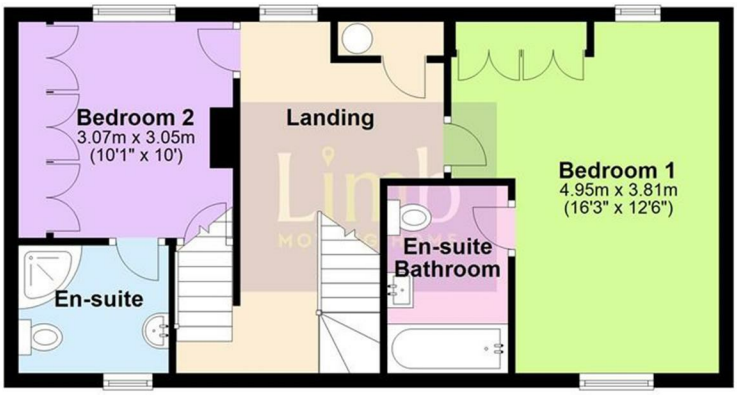
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


Skidby Mill
A164
Riplingham
Eppleworth
Lambwell Hill
A164
A164
Beverley Rd
Kirk Ella
WELTON WOLD
West Ella
A164
Google
Map data ©2026 Google

Ground Floor
Approx. 58.5 sq. metres (629.8 sq. feet)



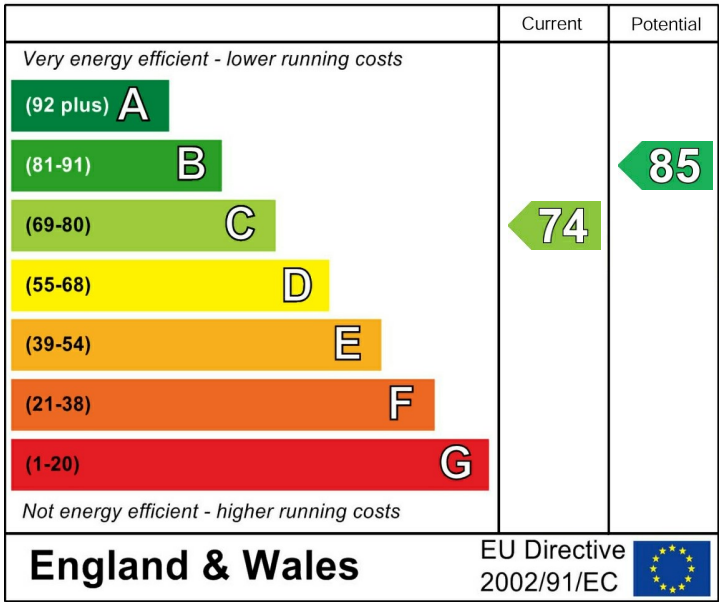
First Floor
Approx. 49.7 sq. metres (534.9 sq. feet)



Second Floor
Approx. 8.4 sq. metres (90.3 sq. feet)



Energy Efficiency Rating



Environmental Impact (CO_2) Rating

