



Kilravock Cottage Rolston Road, Hornsea, HU18 1XG

£460,000



****CHAIN FREE, UNIQUE BUNGALOW WITH LOADS OF OPTIONS!! ****

Set in 1/3 of an acre of land is a unique cottage style bungalow spread over approximately 2,500 square feet. With views overlooking Hornsea Golf Course and surrounded by mature gardens, this property really is one of a kind.

We feel this property has an abundance of opportunities either by creating a successful holiday let from the garden bungalow or use of the whole dwelling for the perfect family home. There is also a boarded loft space which would make a stunning conversion (subject to planning). The property has recently been fitted with a new boiler.

Viewing is highly recommended to truly appreciate the originality and setting of this property.

EPC: E
Council Tax: F
Tenure: Freehold

Entrance Driveway
'Drive in-Drive Out' style forming a turning court. Access to the integral garage via an up and over electric door. Double gates into the main gardens and acces to the courtyard area via an original single gate.

Corner Porch

Entrance Hall
13'5" x 9'4" (4.09 x 2.87)
With brick exposed wall, coving to ceiling and radiator.

Lounge Diner
29'11" x 13'5" (9.12 x 4.11)
30ft of space with marble fire surround and raised hearth, patio doors leading to inviting sun terrace, coving to ceiling, carpeted with radiator.

Breakfast Kitchen
13'3" x 16'11" (4.04 x 5.18)
Window overlooking the courtyard with plenty of under counter and over head storage cupboards. Built in oven and ceramic hob. Space for free standing fridge freezer. Gas fired Aga and one radiator.

Cloackroom W.C
5'4" x 5'1" (1.63 x 1.57)
Low level W.C and wash hand basin, part tiled walls and radiator.

Walk In Pantry
Fitted shelving units.

Utility Room
Fitted wall and base units, window to the side. Belfast sink and plumbing for washing machine. Doorway leading to Garden Bungalow.





Bedroom1

13'5" x 19'10" (4.11 x 6.05)

Window to the front, range of fitted wardrobes, coving to ceiling, carpeted with radiator.

Bedroom2

10'9" x 13'8" (3.28 x 4.19)

Window to the front, coving to ceiling, fitted wardrobes and radiator.

Family Bathroom

9'8" x 9'6" (2.97 x 2.90)

Fitted with vanity unit with wash hand basin, double end bath, separate step in shower and W.C. Wall cupboards and heated towel rail.



The Garden Bungalow

Link room/ Office

19'9" x 10'0" (6.02 x 3.05)

Tiled flooring and radiator, currently used as an office space, door to 'Lean to store'

Sitting Room/Bedroom 4

16'2" x 12'2" (4.93 x 3.71)

Double French doors facing rear garden/sun terrace, coving to ceiling, carpeted with radiator.

Inner Hall

Carpeted with radiator with access to the loft and linen cupboard. Door to 'Lean to'

Lean to store

4'9" x 33'0" (1.45 x 10.06)



Bedroom 3

19'3" x 12'2" (5.87 x 3.73)

Window to rear garden, built in cupboards, coving to ceiling, carpeted and radiator.

Bathroom 2

8'9" x 8'0" (2.67 x 2.44)

White four piece suite with plumbed shower above bath, bidet, fully tiled walls, coving to ceiling and radiator.

Garden Room

11'3" x 12'2" (3.45 x 3.73)

Double french doors leading to rear garden/sun terrace. windows to three sides. tiled floor and timber panelled roof. Plumbed in sink and radiator.

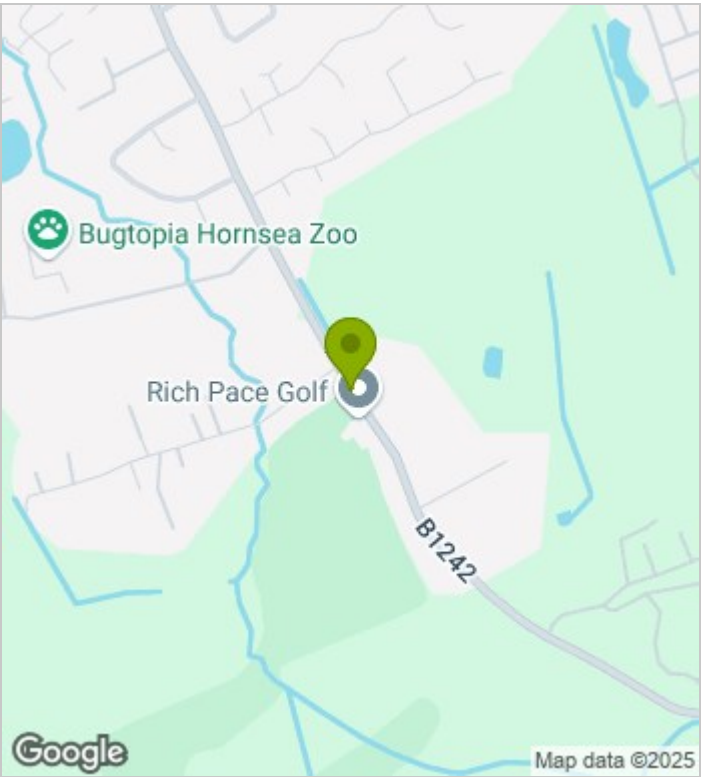
Integrated Garage

Electric up and over door. inner door leading to the main residence. gas fired central heated boiler and hot water cylinder. Power points.

Rear Garden

With stunning views over the Golf /Course, ornamental garden areas with plenty of different shrubs/plants.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.