

KATRINA GARTON

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PERSONAL ESTATE AGENT



# The Oaks

## Church Lane, Atwick

### YO25 8DH

**£475,000**

1847 sq ft

5 Bedrooms

2.5 Bathrooms



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# Where Timeless Character Meets Modern Comfort

**The Oaks Cottage** is that house – the one that makes your heart skip the second you walk in. **Five bedrooms.** Stunning finishes. High ceilings. A **south-facing garden.** A covered outdoor retreat. And an **energy rating of B.** It's big, bold, and beautifully built – and trust me, **you need to come and see it.**

Set in the quiet **coastal village of Atwick**, just five minutes from the beach and the buzz of Hornsea, this **detached** home has been finished with flair and absolute attention to detail. Built by the same developer behind the show-stopping **Hay Barn** next door, **The Oaks** is a masterclass in craftsmanship and comfort – traditional on the outside, totally modern inside, and **packed with clever features.**







Let's start with the kerb appeal: **reclaimed cobble walling** to the ground floor adds texture and history. **Real sash windows** give a timeless finish. And between the upstairs windows? **Two restored metal farm cart wheels**, polished and **mounted like artwork** — a proud nod to Atwick's farming heritage and proof that **this home is one of a kind**.

Inside, the layout is **perfect for modern life**. You enter through a side door (tucked privately next to the driveway and garage) into a wide, bright hallway. To the right?

A **generous utility room**, cleverly designed with easy access to the air source heat pump manifold and electrical consumer unit — no more crawling around in cupboards! There's also a sleek downstairs **WC with a wall-hung stone toilet and basin**, and a **fifth bedroom** that works beautifully as a home office, snug, or guest room.

Straight ahead, **double doors sweep open** into a gorgeous dual-aspect living room — light and airy, with French doors opening onto the **south-facing garden**. It's relaxed and elegant with the kind of flow that just feels right.









## And then there's the kitchen.

### Oh. Wow. The kitchen.

This **open-plan kitchen, dining and family space** is designed for people who love to cook, entertain, and live life together. **Integrated appliances.** Induction hob. Sleek cabinetry. Clever storage. And another set of French doors opening onto the patio – **blending indoor and outdoor living perfectly.** The whole ground floor is kept warm with **underfloor heating**, powered by the home's efficient **air source heat pump** – toasty in winter, cool and clean in summer, and better for your bills and the planet.

Upstairs? **Even more to love.**

There are **four generous double bedrooms**, including a seriously special master suite with a **luxury en-suite** – think **walk-in shower**, stone basin, wall-hung stone toilet, and an illuminated mirror. **No detail missed.** The main bathroom is equally impressive, with a **freestanding stone resin bath**, large shower, more stoneware, and beautiful tiling from floor to ceiling.













**And wait until you see the landing.**

It's wide, it's bright, it has its own window, and honestly? It's **crying out for a reading nook or quiet coffee corner**. There's also a cupboard here giving easy access to the hot water cylinder and heating controls for the air source system. Everything is where it should be. Everything is thought through.

Now let's head outside.

The **south-facing garden is a private slice of sunshine** – easy to maintain, with a raised planter filled with lush planting, and plenty of lawn space to spread out or kick back. And **then there's the showpiece**: a tiled-roof, part-walled covered space – attached to the garage, now **reimagined as an outdoor retreat**. It's already got lighting installed and would make the perfect spot for a **hot tub, BBQ zone, alfresco dining area** or even a **summer kitchen**. It's those kinds of extras that push this home into the "**we're in love**" category.















# Specification of Finish

## Whole House

- White walls throughout
- Roof - clay pantiles
- Windows & external doors - Timber sash windows with double glazed panes
- Internal doors - Oak with vertical panels and chrome ironmongery
- Lighting - Chrome wall lighting, designer pendants to kitchen breakfast bar, white spotlights & pendant light fittings with lamp shades
- White sockets & switches throughout with USB connections kitchen and bedrooms
- Carpets - Lounge, hall, bedrooms & landing - Grey century saxony with 10mm underlay.
- Kitchen - Karndean Da Vinci - Santi Limestone with decorative border

## Kitchen

- Designer Milano Ultra kitchen - Handle less design - Colour Oxidized & Bianco Gloss with Soft Closing Hinges
- Worktop - 22mm Oxidized Bronze Colour
- Splashback wall tiling - Iridescent glass brick tile in a stunning pearl finish
- Messina Composite 1.5 Bowl sink
- Integrated Zanussi Fridge Freezer - ZNLN18FS1
- Zanussi Electric Oven - ZOHNX3X1
- Zanussi Combination Oven/Microwave - ZVENM6X1
- Zanussi 4 ring Induction Hob
- Integrated CDA full size dishwasher - CDI6121
- Integrated Faber Cooker Hood - INKA SMART C LGA70UK (D35)

## Utility

- Designer Milano Ultra kitchen - Handle less design - Colour White Silk
- Worktop - 38mm Arden Black
- Andros 1.0 Bowl RVS Stainless Steel sink
- Space, plumbing and electrics for freestanding washer and tumble dryer



# Specification of Finish

## Heating system

- Nibe F2040 air source heat pump with underfloor heating to ground floor & Reina Neval designer aluminium radiators to first floor bedrooms

## Bathroom, WC, En-Suite

- Wall hung Stone toilets & Stone wash basins
- Stone Oasis Freestanding Bath
- Generous sized walk in shower enclosures with Thermostatic Shower
- Luxurious Round Mirror with light and demister
- Full wall and floor tiling to Bathroom & En-Suite 600mm x 1200mm
- Floor tiling to ground floor WC 600mm x 1200mm

## Electrical & plumbing

- USB sockets to bedrooms
- Isolated electric point for future EV car charger to be fitted to driveway
- Outside tap
- Outside double electrical sockets

## External

- Restored original metal farm cart wheels mounted to the front first-floor elevation – a striking design feature celebrating Atwick's agricultural heritage
- Ethically sourced, sandstone paving is meticulously handcrafted to deliver a riven edge, adding character and charm to the patio. With its stunning Grey Multi colour it offers an unparalleled blend of quality, aesthetics, and sustainability.
- Black metal external letter box
- Conservation Velux to Bathroom and En-suite
- Rise & fall brackets to guttering
- Hand painted clay vent tiles to roof

## Garden

- South facing lawn with wrap round patio leading to covered covered outdoor dining area - versatile use with power and light
- Chrome bollard lights framing wrap around patio area & external wall lighting
- Raised built in planter made from sleepers

## Add to all that:

- ✓ A single garage
- ✓ Driveway parking
- ✓ Double-glazed sash windows
- ✓ EPC Rating B – so it's warm, efficient and budget-friendly
- ✓ Aerated taps & dual flush toilets to help reduce water usage



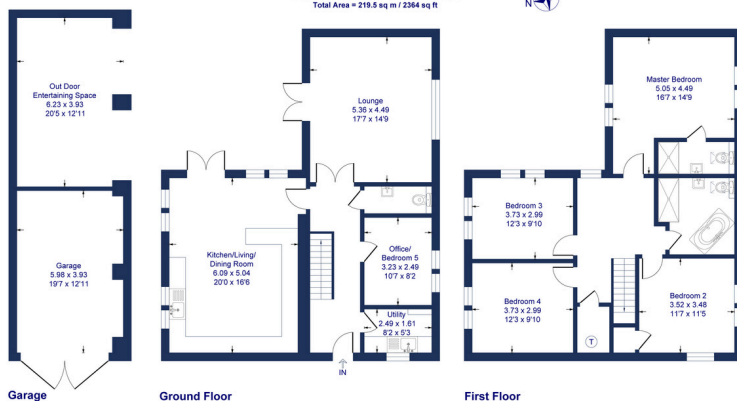


Illustration for identification purposes only, measurements are approximate, not to scale.

**This home doesn't just look good – it performs.** It's built for the way we live now, with sustainability at its heart and style in every detail. And let's not forget the location.

Atwick is a **peaceful, friendly village with real character** – home to the brilliant Egg Shed farm shop, a unique antiques & salvage yard, and the much-loved “**Do on the Green**” event every summer. You'll find the sea just down the road, and everything from **schools** and **supermarkets** to **gyms** and **fish & chips** in nearby **Hornsea**.

**This isn't just a house. It's a lifestyle.**



And if you're after a forever home that has heart, soul and serious style – The Oaks Cottage is ready for you.



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