



QUICK & CLARKE
The Property Specialists

2 Market Place, Hornsea,
East Riding of Yorkshire HU18 1AW
Tel: 01964 537123 | Email: hornsea@qandc.net
www.quickclarke.co.uk



Clifton House The Green, Atwick YO25 8DQ
Offers in the region of £425,000

- Spacious & Well Presented Cottage
- Two Reception Rooms
- Dining Kitchen & 24ft Party Room
- Garaging & Stores
- 70ft x 15ft Outbuilding
- Potential for Development
- Lovely Secluded Gardens STLPA
- Southerly & Westerly Rear Aspect to Rear
- Energy Rating - E

Offering particularly spacious accommodation this attractive cottage enjoys a lovely village setting within pleasant gardens which include a host of outbuildings offering potential for further development (subject to local planning approval). The accommodation has two reception rooms, dining kitchen, utility room, garden room, a 24' party room with vaulted ceiling and stairs lead to four bedrooms and a lovely family bathroom. MUST BE VIEWED.

LOCATION

This property enjoys a lovely location overlooking the village green in the centre of this well-regarded village. The house stands in a good sized well-secluded plot with a range of outbuildings along with a southerly aspect at the rear.

Atwick lies approximately 2 miles north of Hornsea on the B1242 and has a parish population of 315 (2011 census). The village includes its own public house overlooking the village green and is just a short drive from a long and sandy beach. More comprehensive facilities are readily available in the nearby town of Hornsea.

DEVELOPMENT POTENTIAL

The property includes an extensive range of outbuildings which we understand were originally built to provide stabling and ancillary accommodation for a riding school that used to train racehorses. Some of these buildings have already been converted for use as garaging and storage and there is a further 70' x 15' building which offers potential for a variety of uses or possible redevelopment to provide additional accommodation or a dwelling, subject of course to the usual Local Authority approvals.

ACCOMMODATION

Offering approximately 2,100 square feet of accommodation, the cottage is believed to have origins dating back to around 1800 and has oil fired central heating via hot water radiators, uPVC double glazed windows to the side and rear elevations with timber framed windows to the front elevation and timber Velux rooflights, and is arranged on two floors as follows:

ENTRANCE HALL

7'1 x 9'3 (2.16m x 2.82m)

Front entrance door, attractive dog leg staircase leading off incorporating a cupboard under, ceiling cove and one central heating radiator.

LOUNGE

13'3 x 14'9 (4.04m x 4.50m)

With a bow window overlooking the village green, two further windows overlooking the garden, a tiled fireplace with space for a woodburner or open fire, an open archway leading through to a small music room, and one central heating radiator.

MUSIC ROOM/STUDY AREA

6'11 x 5'6 (2.11m x 1.68m)

SITTING ROOM

15'5 x 14'7 (4.70m x 4.45m)

With a bow window overlooking the village green, an open fireplace incorporating a brick surround and tiled hearth, open beamed and boarded ceiling, one central heating radiator and an open square archway leading to the dining kitchen.

DINING KITCHEN

21'3 x 10'6 (6.48m x 3.20m)

uPVC patio doors leading out to the courtyard garden, downlighting, ceiling cove and one central heating radiator. The kitchen area has a good range of fitted base and wall units incorporating oak fronts and worksurfaces with an inset 1 1/2 bowl sink, tiled splashbacks, a built-in oven and ceramic hob with cooker hood over, combination microwave, fridge and dishwasher.

REAR ENTRANCE HALL

7'4 x 9'1 overall (2.24m x 2.77m overall)

With a rear entrance door and one central heating radiator.

CLOAKS/WC

With a low level WC, vanity unit housing the wash basin and tiled splashback.

GARDEN ROOM

12'6 x 20' overall (3.81m x 6.10m overall)

Double doors leading into the courtyard garden, stone paved flooring, open beamed effect ceiling, a built-in cupboard housing the oil fired central heating boiler and pressurised hot water cylinder, and one central heating radiator.

UTILITY ROOM

6'9 x 6'3 (2.06m x 1.91m)

Base and wall units, worksurfaces, an inset sink unit, tiled splashbacks, plumbing for an automatic washing machine and space for a tumble dryer.

PARTY ROOM

24'7 x 15'10 (7.49m x 4.83m)

With potential for a variety of uses, office, gym, ancillary living space, etc and has a vaulted ceiling incorporating exposed roof timbers, painted cobble walls, a doorway leading into the courtyard garden and personnel door to the double garage, along with two central heating radiators.

FIRST FLOOR

Attractive landing areas with a lovely view to the front over the village green, access hatch to the roof void, ceiling cove and one central heating radiator.

BEDROOM 1 (FRONT)

12'11 x 15'7 (3.94m x 4.75m)

With views over the village green, fitted wardrobes

incorporating top storage cupboards and a deep walk-in wardrobe, vanity unit housing a wash basin and one central heating radiator.

BEDROOM 2 (FRONT)

12'3 x 9'6 (3.73m x 2.90m)

With an outlook over the village green, vanity unit housing a wash basin and one central heating radiator.

BEDROOM 3 (REAR)

12'2 x 10'5 (3.71m x 3.18m)

Ceiling cove and one central heating radiator.

BEDROOM 4 (SIDE)

12'3 x 6'1 (3.73m x 1.85m)

With one central heating radiator.

BATHROOM/WC

8'9 x 10'4 overall (2.67m x 3.15m overall)

With a white suite comprising a corner bath, an independent shower cubicle, pedestal wash basin and low level WC, timber cladding to the lower walls and one central heating radiator.

OUTSIDE

The cottage incorporates an ornamental foregarden and there is an attractive cottage garden to the side which is screened from the roadside by a tall, mainly cobble built wall. A gated entrance leads to an in and out horseshoe shaped driveway which provides plenty of off-street parking and is flanked by lawned gardens which incorporate mature borders and central turning circle. A large courtyard style paved patio is positioned between the rear of the house and the party room

and this enjoys a great deal of seclusion along with southerly and westerly aspects.

OUTBUILDINGS

There is a large garage block which runs along the southern end of the property and includes a double garage which measures approximately 21'3 x 17' with two up & over doors, power and light laid on. There is an adjoining single garage 11'6 x 17' overall, and a general store 10'2 x 17' which houses the oil storage tank. There is also a garden store and an additional general purpose store.

A large, mainly timber built outbuilding under a concrete interlocking tile roof measuring approximately 70' x 15' (external) comprises four former loose boxes, a general purpose store and former stable lad quarters at first floor level.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band E.



FOR GUIDANCE PURPOSES ONLY

VIEWS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.