



**QUICK & CLARKE**  
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**Cherry Tree House Main Street, Patrington Haven HU12**  
**Offers in the region of £435,000**

- Stunning Family Home
- Super Plot
- Breakfast Kitchen
- Master Bedroom with En-Suite & Balcony
- Excellent Parking & Garage
- Lovely Location
- Four Reception Rooms
- Utility & Walk in Pantry
- Open Views to the Front
- Energy Rating - C

A stunning property set in a superb plot with open views to the front, extensive accommodation and excellent parking. This property simply must be viewed!

#### LOCATION

This property is located on Main Street within Patrington Haven on the right hand side of the road just past The Burns Head Public House (left hand side). It is on the right hand bend opposite a flag pole.

Patrington Haven is a pleasant hamlet with a Public House and a Country Club and Gym Facilities are available at Patrington Haven Leisure Park.

The Parish of Patrington is located approximately 1.5 miles away where there is a good range of additional amenities available. The property lies approximately 9 miles (14 km) from Hedon, 16 miles (26 km) to Kingston upon Hull and 4 miles (6.4 km) south-west of Withernsea.

#### ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, uPVC double glazing with newly installed anthracite double glazing to the front elevation with matching entrance door and is arranged on two floors as follows:

#### CANOPY PORCH

#### RECEPTION HALL

11'4" x 13'4" (3.45m x 4.06m)

With stairs leading off, laminate flooring, one central heating radiator and doorways to:

#### LOUNGE

11'10" x 13'2" plus 10'3" x 7' (3.61m x 4.01m plus 3.12m x 2.13m)

With a wood burning stove set in a brick recess with tiled hearth and timber mantel, three wall light points and open arch to:

#### DINING ROOM

17'3" x 12'11" (5.26m x 3.94m)

Two central heating radiators and concertina multi-pane doors opening into the conservatory.

#### CONSERVATORY

11'7" x 14'10" (3.53m x 4.52m)

With a brick base and uPVC double glazed windows with a

pitched polycarbonate roof, French doors leading onto the rear garden and one central heating radiator.

#### SITTING ROOM

10'8" x 13'4" (3.25m x 4.06m)

With laminate flooring, a bow window to the front and one central heating radiator.

#### BREAKFAST KITCHEN

16'7" x 12'11" (5.05m x 3.94m)

With a comprehensive range of fitted base and wall units incorporating contrasting work surfaces and matching splashbacks, a central island incorporating additional storage and two breakfast bars, inset one and a half bowl ceramic sink, space for a Range style cooker with cooker hood over, plumbing for a dishwasher, feature pelmet lighting and centre light over the island, downlighting to the ceiling, double French doors leading onto the rear garden and one central heating radiator.

#### UTILITY ROOM

11'2" x 7'3" (3.40m x 2.21m)

Fitted base and wall units incorporating work surfaces with a ceramic sink and plumbing for an automatic washing machine, space for a tumble dryer, laminate flooring, downlighting, uPVC rear entrance door and one central heating radiator.

#### SEPARATE W.C.

Low level w.c. incorporating a sink over, laminate flooring and one central heating radiator.

#### WALK-IN PANTRY

10'10" x 6'1" (3.30m x 1.85m)

With built-in cupboards and shelves along with work surfaces, downlighting to the ceiling and personal door into the garage.

#### FIRST FLOOR

#### GALLERIED LANDING

With views over open countryside at the front, access hatch leading to the roof space, built-in cylinder/airing cupboard and one central heating radiator.

#### MASTER BEDROOM (FRONT)

11'5" x 16'5" (3.48m x 5.00m)

With an extensive range of fitted bedroom furniture incorporating wardrobes, dressing table, drawers and bedside units along with pelmet lighting, under floor heating and double French doors leading onto the balcony with automated blinds built in.

#### BALCONY

With feature glass balustrade, artificial turf and stunning views over the countryside and beyond.

#### EN-SUITE

5'2" x 9'8" (1.57m x 2.95m)

With an independent multi-jet shower and steam room with

integrated music system, integrated lighting and programmable auto settings, low level w.c., pedestal wash hand basin, ceramic tile floor covering, full height tiling to the walls and a column radiator.

#### BEDROOM 2 (FRONT)

10'8" x 13'5" (3.25m x 4.09m)

With lovely views to the front, one central heating radiator and doorway to:

#### ACCESSIBLE ROOF SPACE

11'1" x 14'9" (3.38m x 4.50m)

Currently used as additional accommodation with under eaves storage and one central heating radiator.

#### BEDROOM 3 (REAR)

9'11" x 9'11" (3.02m x 3.02m)

One central heating radiator.

#### BEDROOM 4 (REAR)

9'5" x 12'11" (2.87m x 3.94m)

One central heating radiator.

#### BATHROOM/W.C.

8'9" x 8'10" (2.67m x 2.69m)

With a corner bath incorporating mixer taps and hand shower, independent shower cubicle with electric instant shower, vanity unit housing twin sinks and concealed cistern/w.c., full height tiling to the walls and a ladder towel radiator.

#### OUTSIDE

The property sits in a particularly generous plot, with a hedged surround and enjoys a great deal of privacy along with open views to the front.

There are double wrought iron automated gates opening to a large gravelled forecourt with turning circle and leading to an on built garage 12ft x 12ft with automatic up and over main door, rear personal door, power and light laid on. There are also a number of ornamental trees, external lighting and outside cold water taps to the front and rear of the property.

Generous mainly lawned gardens run along the side and rear of the property with a large paved terrace adjoining the immediate rear and conservatory.

#### 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.

#### EXTRAS

There are a host of extras available by negotiation, including furnishings, appliances and 'The Lodge'.



Total area: approx. 242.9 sq. metres (2614.3 sq. feet)

VIEWINGS 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.