



QUICK & CLARKE
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Pump Cottage, 32 Southgate, Hornsea HU18 1RF
Offers in the region of £495,000

- Stunning Mere Views
- Three Reception Rooms
- Super Kitchen
- Wonderful West Facing Gardens
- Simply Must be Viewed
- Deceptively Spacious
- Beautifully Appointed Throughout
- Set in 1/4 Acre Plot
- Double Garage
- Energy Rating - D

Rarely available with super Mere views this detached cottage offers beautifully extended accommodation set in delightful gardens extending to approximately 1/4 of an acre and enjoying a westerly aspect. This truly is a must view property!

LOCATION

The property enjoys a convenient location on the western side of Southgate and stands in a mature west facing plot which extends to approximately 1/4 of an acre and enjoys wonderful views over Hornsea Mere.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre refurbished in 2020 and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

ACCOMMODATION

The accommodation has uPVC double glazing to all but two Velux rooflights which are double glazed with hardwood frames, has mains gas central heating and is arranged on two floors as follows:

RECEPTION HALL

12'2 x 12' overall (3.71m x 3.66m overall)
Front entrance door, a dog-leg spindled staircase leading off incorporating a cupboard under, a walk-in cloaks/storage cupboard, dado rail, concertina doors to the rear hall and one central heating radiator.

REAR HALL

12'11 x 3' (3.94m x 0.91m)
uPVC side entrance door, ceramic tile flooring and one central heating radiator.

CLOAKS/WC

Fitted vanity unit incorporating a wash basin and low level WC, ceramic tile flooring and one central heating radiator.

REAR LOUNGE

13'4 x 26'11 (4.06m x 8.20m)
With a wood burning stove set in a recess incorporating a timber mantle and tiled hearth, double uPVC doors and side panels enjoy superb views over the rear garden and the Mere beyond, double multi-pane doors lead through to the dining room, there are four wall-light points and two central heating radiators.

DINING ROOM

12'6 x 11'11 (3.81m x 3.63m)
With a gas stove set into an arched recess with a full height exposed brick chimney breast and one central heating radiator.

DINING KITCHEN

12'6 x 15'6 (3.81m x 4.72m)
With an excellent range of fitted base and wall units incorporating worksurfaces and conglomerate splashbacks, inset 1 1/2 bowl sink unit, an integrated full height fridge and integrated full height freezer, double oven and split level gas hob with splashback and cooker hood over, integrated dishwasher, a dinning central island incorporating granite worksurface, downlighting to the ceiling, one central heating radiator, ceramic tile flooring and an open square arch leads to the garden room.

GARDEN ROOM

12'1 x 6' (3.68m x 1.83m)
uPVC double French doors and matching side panels opening out onto the rear patio enjoying super views over the rear garden, ceiling lantern, ceramic tile flooring and one central heating radiator.

UTILITY ROOM

6'6 x 6'10 (1.98m x 2.08m)
Base and walls units incorporating worksurfaces with an inset stainless steel sink unit, plumbing for an automatic washer and space for a tumble dryer, and ceramic tile flooring.

FIRST FLOOR

SPACIOUS LANDING AREAS

Double glazed Velux rooflight, dado rail and doorways to:

BEDROOM 1 (REAR)

13'4 x 16' (4.06m x 4.88m)
An extensive range of fitted bedroom furniture incorporating wardrobes, top storage cupboards and matching bedside tables with display shelves above, two wall light points and one central heating radiator. This bedroom enjoys fabulous views over the rear garden and the Mere beyond.

BEDROOM 2 (FRONT)

12'8 x 12'6 (3.86m x 3.81m)
Fitted wardrobes along one wall and one central heating radiator.

BEDROOM 3 (REAR)

12'2 x 12'6 (3.71m x 3.81m)
With a walk-in cupboard and a built-in wardrobe, a lovely outlook over the rear garden and the Mere beyond, and one central heating radiator.

BOX BEDROOM 4

4'11 x 12'6 (1.50m x 3.81m)
With deep under-eaves storage areas, a double glazed Velux rooflight. This room offers lots of potential to be extended to incorporate the rear landing and form a larger fourth bedroom, subject to any necessary approvals.

BATHROOM

8'9 x 7'5 (2.67m x 2.26m)
With a modern suite comprising a corner bath with mixer taps and hand shower, independent shower cubicle, vanity unit housing the wash basin with a vanity mirror above incorporating display lighting, half height tiling to the walls, downlighting to the ceiling, access hatch to the roofspace and a ladder towel radiator.

SEPARATE WC

Low level WC, wash basin, downlighting to the ceiling and one central heating radiator.

OUTSIDE

A gated driveway with cobble walls to either side provides

access to a double garage (16'3 x 20') plus a rear workshop extension (7'6 x 10'5) with an automatic up & over main door to the garage, rear personnel door from the workshop area, power and light laid on. There is a concreted terrace between the house and garage which could provide additional parking facilities if required.

To the rear is a stunning garden which incorporates a large patio with extensive lawned gardens beyond and mature well-stocked borders with shrubs, trees, a pergola, an ornamental hand pump, two garden sheds and a greenhouse. The rear garden enjoys a westerly aspect with some lovely views towards Hornsea Mere and beyond.

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 F.



Total area: approx. 171.6 sq. metres (1846.5 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.