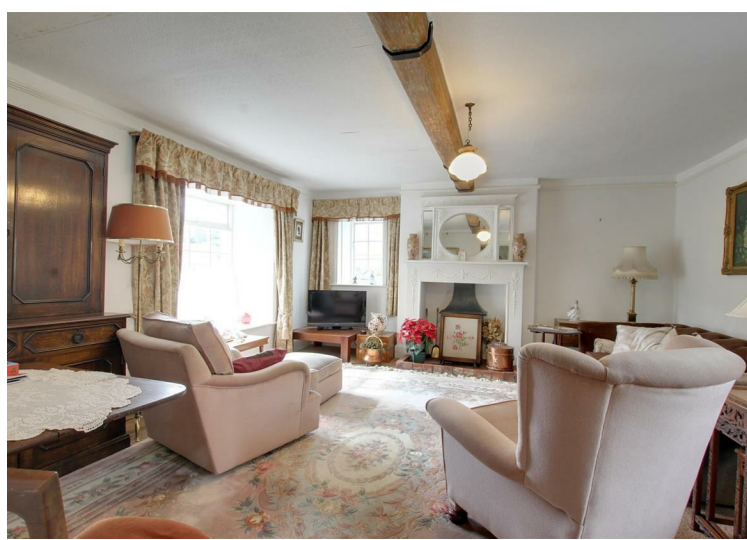




QUICK & CLARKE
The Property Specialists

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White Cottage, 3 Eastgate, Hornsea HU18 1DN
Offers in the region of £365,000

- Beautiful Cottage
- Extended, Spacious Accommodation
- Two Reception Rooms
- Generous Gardens
- Simply Must be Viewed
- Lovely Location
- En-Suite to Master Bedroom
- Lots of Original Features
- West Facing to Rear
- Energy Rating - Exempt

One of Hornsea's most delightful cottages offering deceptively spacious accommodation with en-suite to master bedroom, two reception rooms, dining kitchen and retaining a wealth of charm and character set within generous, well secluded west facing gardens this property truly is a must see.

AN INTERESTING HISTORY

With origins dating back over 400 years this truly is one of Hornsea's most delightful properties, steeped in history with a Grade 2 listed status the property also holds an English Heritage Blue Plaque as the property was visited by Lawrence of Arabia during his stays in Hornsea whilst stationed at Bridlington as an Aircraftsman.

ACCOMMODATION

The cottage offers delightful accommodation which retains a host of attractive features, including beamed ceilings, fire places and multi pane windows with deep sills to name but a few, the accommodation also has mains gas central heating via hot water radiators from a modern combi boiler.

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With one central heating radiator and a rear enclosed porch leading off with personal door leading to the garden.

SITTING ROOM

15'6" x 15' (4.72m x 4.57m)

With a cast iron open fireplace set on a tiled hearth with an Adam style surround and mantel mirror over, picture rail, beam to ceiling deep window sills to multi-pane windows which are located to three sides

of the sitting room and provide plenty of light, and one central heating radiator.

DINING ROOM

19'10" x 15'3" (6.05m x 4.65m)

With exposed beams to the ceiling, a gas fire set in an exposed brick surround and hearth with built-in cupboards to one side of the chimney breast and two central heating radiators.

INNER HALL

With stairs leading to the first floor accommodation, built-in storage cupboards and doorways to:

DINING KITCHEN

11'7" x 11'8" (3.53m x 3.56m)

With a good range of base and wall units incorporating contrasting work surfaces and a stainless steel sink unit, tiled splashback, space for an electric cooker, plumbing for an automatic washing machine and dishwasher, multi-pane windows overlooking the rear garden with matching door, two wall light points, part tiling to the floor and one central heating radiator.

BATHROOM/W.C.

5' x 12'3" (1.52m x 3.73m)

With a bath, bidet, pedestal wash hand basin and low level w.c., combined radiator and towel warmer, full height tiling to the walls and built-in storage cupboards which also house a modern central heating boiler.

FIRST FLOOR

LANDING

Part galleried with a double glazed roof light and doorways to:

MASTER BEDROOM

16'10" x 16'9" (5.13m x 5.11m)

With a painted fire surround and built-in cupboards to the side of the chimney breast, triple aspect windows with deep sills and a pleasant view towards Hall Garth Park and over the rear garden. There is also a built-in wardrobe and one central heating radiator.

EN-SUITE SHOWER ROOM

7'9" x 4'9" (2.36m x 1.45m)

Independent shower cubicle, wash hand basin, low level w.c., full height tiling to the walls and one central heating radiator.

BEDROOM 2

12'4" x 15'4" (3.76m x 4.67m)

With a double glazed roof light, access hatch leading to the roof space, under eaves storage area, views to the front towards Hall Garth Park and one central heating radiator.

BEDROOM 3

10'10" x 8'10" (3.30m x 2.69m)

With one central heating radiator.

OUTSIDE

The cottage is set back from Eastgate behind a wide grassed verge, and there is vehicular access to a block printed hardstanding, providing off street parking for a small vehicle, there is an attractive fore garden with box hedging, ornamental planting and there is a gated access to the rear garden.

To the rear are attractive gardens which enjoy a lovely Westerly aspect and enjoy a great deal of privacy. There are seating areas and an ornamental pond with cobbled wall and pathways, beyond this is a particularly generous, lawned garden with mature boarders, shrubs and trees, and a summer house is located towards the end of the garden providing elevated views over the gardens and cottage. There is also an outside cold water tap, coal store, outside separate w.c and a large store/workshop.

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 D.



Total area: approx. 135.2 sq. metres (1454.8 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.