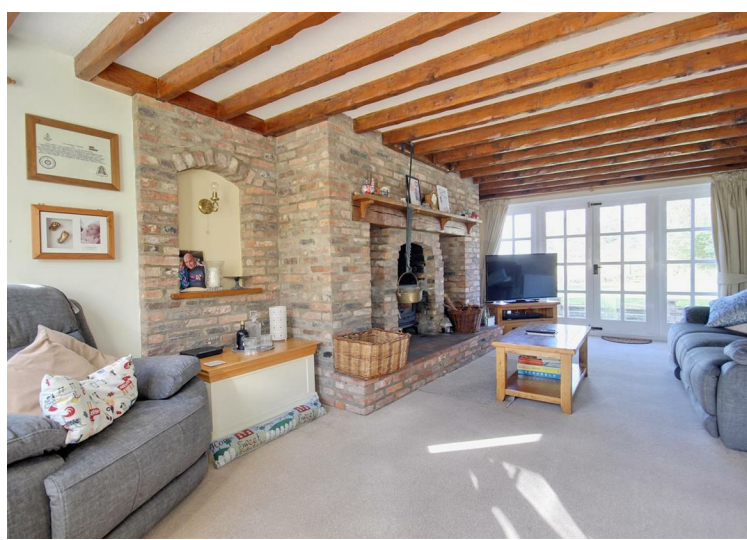




**QUICK & CLARKE**  
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**Dove Cote Town St, Holmpton HU19 2QR**  
**Guide Price £395,000**



- Grade II listed converted • Character and alluring Dovecot
- Four bedrooms two • Generous size plot bathrooms
- Garage and driveway • Walking distance to the beach
- Council Tax band D • EPC

Attractive character built house on a generous sized plot conveniently close to the beach.

A fantastic period house converted from the original dovecote and stabling to create a characterful and alluring detached house extended to approximately 1800 square feet. Offering four bedrooms, arranged over three floors, the property is attractively situated in the centre of this small community, which lies just inland of the North Sea coast.

To the first floor, the property is accessed through a reception hall with cloaks and a 21 ft lounge with inglenook style fireplace, 18 ft dining kitchen and utility room. Stairs lead to the master bedroom with en-suite showering, two further bedrooms, house bathroom and with second staircase leading up to a 17 ft studio bedroom.

To the front of the property is a large block paved driveway with turning head which could accommodate several vehicles plus a double integral garage. To the rear of the property there is a generous sized rear garden with patio and brick outbuildings.

#### LOCATION

The property is located in the small village of Holmpton and lies on the crossroads of Town Street and Main Road. Holmpton lies just inland from the North Sea coast and is situated approximately three miles South of Withernsea town centre with all of its amenities and three miles East of the popular village of Patrington.

#### RECEPTION HALL

10" 1' x 11" 4' (3.05m 0.30m x 3.35m 1.22m)  
Timber front door with glass panels, laminate

flooring, stairs to the first floor accommodation with storage cupboard under, beams to ceiling and further cloak cupboard.

#### CLOAK/WC

Pedestal hand wash basin and low level WC, window.

#### LIVING ROOM

21" 9' x 12" 11' (6.40m 2.74m x 3.66m 3.35m)  
A large triple aspect room with feature inglenook fireplace with insect wood burning stove, quarry tile hearth, beams to ceiling and French doors opening onto the rear garden .

#### DINING KITCHEN

10" x 18 " 4' (3.05m x 5.49m " 1.22m)  
Further triple aspect, light and bright room with an attractive painted cottage style kitchen with laminate work tops and matching splashback. 1 ½ bowl stainless steel sink and drainer, 4 ring electric hob, canopy extractor over, integrated oven and grill, dishwasher. Beams to ceiling, space for table.

#### UTILITY ROOM

6" 10' x 9" (1.83m 3.05m x 2.74m)  
Base storage units, laminate work tops with inset stainless steel sink, space for washing machine and American style fridge freezer, quarry tile floor and timber glass panel door opening onto the rear garden. Overhead clothes dryer.

#### FIRST FLOOR

##### LANDING

A part galliered landing with window to the front aspect and three useful cupboards.

##### MASTER BEDROOM

11" 10' x 18" 4' (3.35m 3.05m x 5.49m 1.22m)  
A triple aspect room with three sets of built-in wardrobes.

##### ENSUITE SHOWER ROOM

10" 1' x 7" 9' (3.05m 0.30m x 2.13m 2.74m)  
A three-piece sanitary suite comprising pedestal hand wash basin, low level WC, shower enclosure and partially tiled walls, window to the rear aspects.

##### BEDROOM 2

10" x 12" 1' (3.05m x 3.66m 0.30m)  
Windows to front and rear aspects and built-in wardrobe.

##### BEDROOM 3

13" 5' x 7" 6' (3.96m 1.52m x 2.13m 1.83m)  
A beautiful room with window to the side aspect and a further two skylights. On the half landing exposed brickwork shows part of the original dovecote.

##### BATHROOM

12" 6 x 6" 4' (3.66m 1.83m x 1.83m 1.22m)  
A four piece sanitary suite comprising low-level WC, vanity unit with countertop hand wash basin, panel bath and shower enclosure. Heated towel rail and window to the rear aspect.

##### SECOND FLOOR

##### BEDROOM 4

17" 2' x 12" 4' (5.18m 0.61m x 3.66m 1.22m)

##### GARDENS & GROUNDS

The property is approached through a five bar gate and onto a brick set drive which could provide parking for several vehicles. Either side of the driveway are areas of lawn.

To the rear of the house is a very generous sized garden. Largely laid to lawn, with a wide patio area adjacent to the and access from the living room and utility room, there are also a number of open fronted outbuildings. Within the garden there is also a timber shed which covers the oil tank.

##### DOUBLE GARAGES

Double timber vehicle doors with glass panels, electrics, light and courtesy door from the rear garden. Oil boiler to rear wall.

##### CENTRAL HEATING & SERVICES

The property benefits from an oil fired central heating system and has a septic tank with mains electricity.

##### TENURE - FREEHOLD

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



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.