











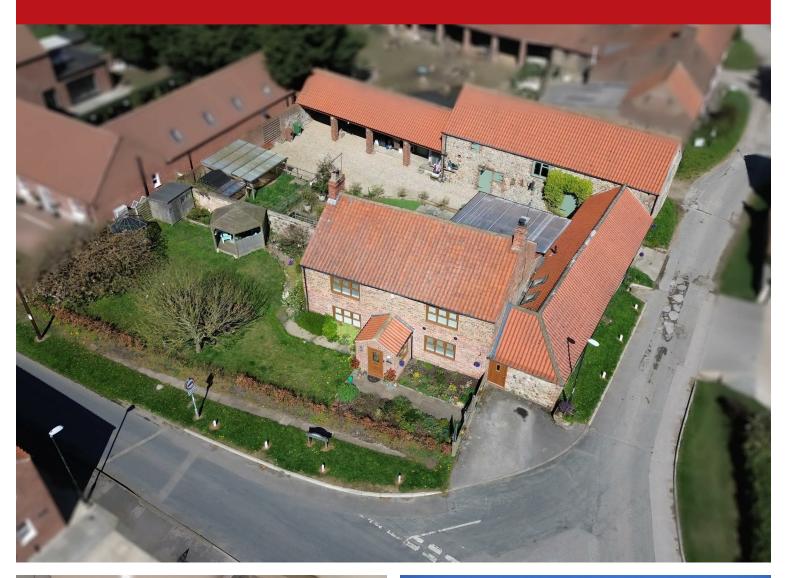






The Property Specialists

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Sunnydene Church Lane, Atwick YO25 8DH Offers in the region of £550,000

- Stunning Village Property
- Business Consent
- Three Bathrooms
- Four Bedrooms Annex Option
- Superb Range o
- Would Suit Multi- Large Corner Plot Generational Living
- Must Be Viewed
- Energy Rating D

Outbuildings

Beautifully appointed village property - Host of outbuildings with scope for further development subject to planning - Annex providing holiday let potential or an excellent teen/granny annex - Business use consent

#### **ACCOMMODATION**

The accommodation has oil fired central heating via hot water radiators with the ground floor bedroom with en-suite having electric heating. there are UPVC double glazed windows and doors to all but three roof lights which are double glazed with timber frames. The house and barn are on separate electrical meters.

The property has been beautifully extended and renovated by the current owners to provide wonderful flexible living space. along with the outbuildings offering even more potential make a separate Annex or holiday accommodation. The as a dog groomers with planning consent for business use. Clearly this is a unique property and can only be truly appreciated to see all that is on offer with a full inspection.

The accommodation is arranged over two floors as follows:

## **ENTRANCE PORCH**

5'8" x 6'2" (1.73m x 1.88m)

With a UPVC front entrance door, ceramic tile floor covering, one central heating radiator and open to:

## **INNER HALL**

With stairs leading off and doorways to:

# LOUNGE

14'8" x 13'11" (4.47m x 4.24m)

With a wood burning stove set in a recess with a stone hearth and timber surround, exposed beams to the ceiling and one central heating radiator.

## **SITTING ROOM**

14'9" x 13'10" (4.50m x 4.22m)

With a wood burning stove set on a stone hearth with feature tiled wall behind, wood grain effect laminate floor covering, ceiling coving and one central heating radiator.

## **STUDY**

10'7" x 5'11" (3.23m x 1.80m)

With a separate UPVC front entrance door and one central heating radiator.

#### ANNEX BEDROOM 1 (GROUND FLOOR)

10'9" x 15'8" (3.28m x 4.78m)

Currently used as a home gym, with a vaulted ceiling f incorporating exposed beams, three double glazed Velux roof lights with blinds, electric room heather and doorway to:

### **EN-SUITE BATHROOM/W.C.**

13' x 5'5" (3.96m x 1.65m)

With a panelled bath, vanity unit housing the wash hand basin and a concealed cistern/W.C., woodgrain effect laminate floor covering, access hatch to the roof void, half height tiling to the walls, an electric ladder style towel radiator, and interconnecting door to:

## **KITCHENETTE**

12'7" x 6' (3.84m x 1.83m)

With fitted base and wall cupboards incorporating work surfaces with a stainless steel sink unit and plumbing for an automatic washer under, double French doors leading onto the rear garden and doorway to:

#### **ANNEX SITTING ROOM**

12'3" x 7'11" (3.73m x 2.41m)

With double French doors leading to the rear patio, UPVC side personal door and downlighting to the ceiling.

## **COMBINED DAY ROOM AND KITCHEN**

30'3" x 13'10" (9.22m x 4.22m)

With an extensive range of fitted base, wall and full height (STLPA). The accommodation can also be easily subdivided to cabinets, contrasting work surfaces and matching splashbacks with an inset 1 1/2 bowl sink unit and a large island with Kitchenette The Annex Sitting Room have previously been used granite work top and a breakfast bar. There are a host of high quality integrated appliances including three Neff ovens, all of which are also microwaves with warming drawers below, Neff induction hob with cooker hood over, full height integrated fridge and full height freezer, integrated dishwasher, downlighting to the ceiling, double French doors leading onto the rear garden, UPVC side entrance door, LVT flooring, two kick space heaters and two traditional style radiators.

## UTILITY/W.C.

4'8" x 7'1" (1.42m x 2.16m)

With fitted wall units and work surfaces with plumbing for an automatic washing machine and space for a tumble dryer under, vanity unit housing the wash hand basin, low level W.C., LVT flooring and one central heating radiator.

## **FIRST FLOOR**

## LANDING

With doorways to:

## **BEDROOM 1 (FRONT)**

15'11" x 14'6" (4.85m x 4.42m)

With a built in storage cupboard over the stairs, one central heating radiator and doorway to:

## **EN-SUITE SHOWER ROOM**

5' x 8'5" (1.52m x 2.57m)

With a independent shower cubicle, pedestal wash hand basin, low level W.C., full height tiling to the walls and a ladder style towel radiator.

## **BEDROOM 2 (FRONT)**

15'8" x 14'6" (4.78m x 4.42m)

With one central heating radiator.

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

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## **BEDROOM 3 (REAR)**

19'6" x 8'7" (5.94m x 2.62m)

With one central heating radiator.

## BATHROOM/W.C.

10'3" x 8'6" (3.12m x 2.59m)

With a recently re-fitted modern suite comprising of an independent shower cubicle with hand shower and rain shower above, twin ended bath, vanity unit with display shelves and inset wash hand basin, low level W.C. ceramic tiled flooring with underfloor heating, full height tiling to the walls and a ladder towel radiator.

#### **OUTSIDE**

The property sits in a particularly generous plot with a lovely fore garden with a beach hedged frontage, lawn, mature trees and borders along with a small wildlife pond, water feature, summerhouse, a garden shed and a greenhouse.

To the rear is a super covered 'Alfresco' dining area with a large covered pergola, hot and cold water point, beyond is a paved patio, artificial lawn with raised well stocked beds, a stocked pond, a further raised patio which currently houses a hot tub The garden runs along the side of the property to meet what is currently used as a good sized goat enclosure.

There are double opening gates leading from North Road into the courtyard where there is a gravelled driveway providing plenty of parking and leading to a host of outbuildings. including a large barn 33"6' x 17"9, a large wood store, hay barn 16"8' x 17"3' and two open fronted bays one of which houses the oil tank.

#### **OUTBUILDINGS**

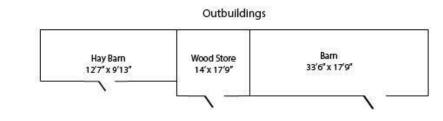
BARN 33"6' x 17'9" WOOD STORE 14' x 17'9" HAY BARN 21'7"' x 9'3"'

TWO OPEN FRONTED BAYS one of which houses the oil tank. The barn and woodstore are two storey.

The outbuildings offer super potential for further development, subject to any necessary planning approvals.



Total area: approx. 209 7 sq. metres (2257.2 sq. feet)



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