



# Quick & Clarke

PROPERTY SPECIALISTS

2 Market Place  
Hornsea  
East Riding of Yorkshire  
HU18 1AW  
01964 537123  
hornsea@qandc.net

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	76
EU Directive 2002/91/EC		



- Stunning Village Property
- Three Bathrooms
- Business Consent
- Would Suit Multi-Generational Living
- Must Be Viewed

- Four Bedrooms
- Annex Option
- Superb Range of Outbuildings
- Large Corner Plot
- Energy Rating - D

### 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 (STLPA). The accommodation can also be easily subdivided to make a separate Annex or holiday accommodation. The Kitchenette The Annex Sitting Room have previously been used 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"  
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"  
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"  
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"  
With a separate UPVC front entrance door and one central heating radiator.

### ANNEX BEDROOM 1 (GROUND FLOOR)

10'9" x 15'8"  
Currently used as a home gym, with a vaulted ceiling incorporating exposed beams, three double glazed Velux roof lights with blinds, electric room heater and doorway to:

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

13' x 5'5"  
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'  
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"  
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"  
With an extensive range of fitted base, wall and full height cabinets, contrasting work surfaces and matching splashbacks with an inset 1 1/2 bowl sink unit and a large island with 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"  
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"  
With a built in storage cupboard over the stairs, one central heating radiator and doorway to:

### EN-SUITE SHOWER ROOM

5' x 8'5"  
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"  
With one central heating radiator.

### BEDROOM 3 (REAR)

19'6" x 8'7"  
With one central heating radiator.

### BATHROOM/W.C.

10'3" x 8'6"  
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.

