





The Property Specialists

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**Crooked Willow Hornsea Road, Seaton (Great Hatfield) HU11 5AZ**  
**Offers in the region of £525,000**



- Superb Spacious Home
- Stunning Accommodation
- Extensive Garden Plot
- Master Suite
- Three Further Double Bedrooms
- 23ft Dining Kitchen
- 23ft Lounge with Vaulted Ceiling
- Private Setting
- Simply Must be Viewed to Appreciate all that is on Offer
- Energy Rating - D

Absolutely superb home offering spacious, flexible accommodation which simply must be viewed. Set in wonderful mature gardens including mature woodland, stunning pond, kitchen garden, extensive driveway, parking and garaging to name but a few of the offerings of this special home.

LOCATION

This property enjoys a delightful rural setting sitting in extensive grounds and is located on Hornsea Road which leads between Hornsea and Great Hatfield. Although the location address is classed as Seaton the property is on the Western side of Hornsea and is close to a local landmark know as Hornsea Water Tower and is also located close to the 'half way house' of Hornsea Golf Club.

ACCOMMODATION

The property has UPVC double glazing, 27 solar panels which provide additional electricity alongside a Tesla twin storage facility which provides an economical way of running the property, there is air source pump heating and the accommodation is arranged on two floors as follows:

OPEN PORCH

UPVC door leading to:

HALLWAY

With downlighting to the ceiling, LVT flooring, central heating radiator and doorways to:

BOOT ROOM

11'8" x 9'11" (3.56m x 3.02m)  
With LVT flooring and one central heating radiator.

DINING KITCHEN

23'7" x 17'1" (7.19m x 5.21m)  
Which is beautifully fitted with an extensive range of base and wall units incorporating Quartz worksurfaces and an inset 1 1/2 bowl ceramic sink. There is a matching extra large island with breakfast bar and cupboards, integrated fridge freezer, Neff appliances including a integrated coffee machine, induction hob, twin ovens and warming drawer, ceiling cornice, downlighting to the ceiling, porcelain tile floor

covering, a kick space heater, a feature column radiator, entrance door leading to the patio and double French doors lead to the rear garden.

INNER HALL

With a walk in shelved pantry and leading to:

UTILITY ROOM

8'8" x 15'1" (2.64m x 4.60m)  
With fitted base and wall units incorporating worksurfaces and a stainless steel sink unit, plumbing for an automatic washing machine, ceramic tile floor covering, downlighting to the ceiling, UPVC rear entrance door, one central heating and radiator and doorway to:

CLOAKS/W.C.

With a low level W.C. incorporating a hand basin over, ceramic tile floor covering, downlighting to the ceiling and one central heating radiator.

LOUNGE AND DINING ROOM

23'7" x 17'1" (7.19m x 5.21m)  
With a superb vaulted ceiling and oversized windows enjoying views to the rear gardens and double French doors lead to a raised decked terrace. There is LVT flooring, a feature wood burning stove and two central heating radiators.

BEDROOM 1 (REAR)

9'10" x 14'5" (3.00m x 4.39m)  
Enjoying lovely views over the garden, ceiling cove, picture rail, LVT flooring and one central heating radiator.

BEDROOM 2 (FRONT)

10'11" x 14' (3.33m x 4.27m)  
Plus a bay window to the side. With LVT flooring, super views over the pond, picture rail and one central heating radiator.

BEDROOM 3 (FRONT)

9'11" x 10'5" (3.02m x 3.18m)  
With fitted wardrobes, ceiling cornice, picture rail, lovely views over the pond and one central heating radiator.

BATHROOM/W.C.

10' x 13'9" max (3.05m x 4.19m max)  
With a stunning suite comprising of a large walk in shower with hand shower and rain shower above, mermaid boarding to the walls, vanity unit housing twin sinks, a twin ended bath with mixer taps and hand shower over, LVT flooring, downlighting to the ceiling and a column radiator. The bathroom enjoys stunning views over the garden.

MASTER SUITE

DRESSING ROOM

9'7" x 9'11" (2.92m x 3.02m)  
With stairs leading to the master bedroom, fitted wardrobes, downlighting to the ceiling, understairs storage cupboard and a lovely view over the gardens.

FIRST FLOOR

MASTER BEDROOM

16'6" x 20'7" overall (5.03m x 6.27m overall)  
With elevated views over the gardens and countryside beyond, exposed beams, under eaves storage areas, one central heating radiator and doorway to:

EN-SUITE WASH ROOM

10' x 11'6" (3.05m x 3.51m)  
With sloping ceiling, exposed beams, concealed cistern/W.C. and twin circular sinks set in the bay window recess where there are super views.

OUTSIDE

The property enjoys a well secluded location with an automated gate entry system which opens to an extensive driveway which leads to a large parking and turning area along with garaging. There is also external storage and a chicken coup (chickens can be included!).

An extensive paved patio adjoins the southern side of the property which enjoys delightful views to the large pond which is surrounded by mature plating with Lily pads creating a beautiful alfresco area. Pathways lead along the garden providing lots of lovely vantage points and eventually lead to meet the kitchen garden, here there are a number of fruit

trees, vegetable beds, water point and a greenhouse.

A sun terrace is located to the side of the dining kitchen perfect for evening BBQs, here there is a wood fired hot tub (there is also an electric option), and beyond is extensive lawned areas mature woodland and this wraps around the side of the property to meet a large raised sun deck and the properties namesake the "Crooked Willow". There are also numerous external power points, lighting and outside water tap.

GARAGE

18'1" x 18'1" (5.51m x 5.51m)  
With personal door, power and light laid on.

COUNCIL TAX BAND

The council tax band for this property is band E.



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