

CLUBLEYS



The Cottage, West End,
Seaton Ross, YO42 4NN
Offers In The Region Of £500,000



ABOUT THE PROPERTY

This idyllic village cottage, originally built in 1835, exudes timeless character and charm. Nestled amidst approximately 0.8 of an acre of well-maintained grounds, the home has been thoughtfully extended over the years to blend historic features with modern comfort.

Inside you will find a wealth of period details such as beams and cosy fireplaces.

The extensive gardens offer privacy and tranquillity with lawned gardens, borders, vegetable plot, mature trees, ponds, outbuildings, a summer house, a raised seating area and space for outdoor entertaining. This really is an exciting opportunity for the discerning buyer.

Featuring two charming reception rooms, each brimming with character and ideal for relaxation or entertaining, an impressive dining kitchen serves as the heart of the home with ample space for family gatherings. A useful utility room provides practicality.

The thoughtfully designed extension offers extra living space, including a light-filled sitting room with office/4th bed alcove, French doors overlooking the garden and a third double bedroom with well-equipped ensuite shower room.

The first floor of this charming cottage features two well-proportioned bedrooms, each offering cosy and inviting spaces filled with character. Complementing the bedrooms is the well-appointed four piece bathroom. It is rare to find a cottage that boasts such a generously sized garden, making this property a true gem on the market.

This Property is Freehold. East Riding of Yorkshire Council. Council Tax Band D.





**ENTRANCE HALL**

3.44m x 1.94m (11'3" x 6'4")

Entered via front entrance door, having radiator and stairs to the first floor accommodation.

SNUG

4.02m x 3.83m (13'2" x 12'6")

A lovely cosy room having a Multi fuel log burner, exposed beams, radiator and double glazed window to the front elevation.

DINING ROOM

4.03m x 3.46m (13'2" x 11'4")

Range with open fire, beams, radiator, tiled flooring and double glazed window to the front elevation.

FITTED KITCHEN

6.68m x 2.39m (21'10" x 7'10")

Fitted with a range of floor and wall cupboards with working surfaces, range cooker with extractor hood over, composite one and a half sink unit, plumbing for dishwasher, under stairs cupboard with light, designer radiator, tiled flooring and two double glazed windows to the rear elevation.

REAR PORCH

1.98m x 1.25m (6'5" x 4'1")

Personal side door, Velux window, double glazed window to side and rear elevation.

CLOAKROOM/WC

1.65m x 0.79m (5'4" x 2'7")

Having low level WC, hand basin and tiled flooring.

UTILITY

5.04m x 2.71m extending to 1.89m (16'6" x 8'10" extending to 6'2")

A handy utility having oil central heating boiler, plumbing for washing machine, working surfaces incorporating one and a half stainless steel sink unit, designer radiator and tiled flooring.

Opening to;

SIDE ENTRANCE

4.62m x 2.23m extending to 3.43m (15'1" x 7'3" extending to 11'3")

Ideal for coats and boots, side stable door and tiled flooring.

SITTING ROOM WITH DESK/ FOURTH BEDROOM

6.11m x 4.34m (20'0" x 14'2")

A multi function room having a pull down bed, designer radiator, laminate flooring, four velux windows, double glazed window to the side elevation and double doors to the side elevation.

BEDROOM THREE

3.82m x 2.71m (12'6" x 8'10")

Double glazed window to the side elevation and designer radiator.

EN-SUITE SHOWER ROOM

3.82m x 1.38m (12'6" x 4'6")

Fitted suite comprising good sized shower cubicle, low flush WC, vanity hand basin and opaque double glazed window to the side elevation.

LANDING

With radiator and velux window.

BEDROOM ONE

3.99m x 3.82m (13'1" x 12'6")

Double glazed window to the front elevation and radiator.

BEDROOM TWO

4.05m x 3.50m (13'3" x 11'5")

Double glazed window to the front elevation, radiator and access to the loft with pull down ladder.

FAMILY BATHROOM

2.98m x 2.39m (9'9" x 7'10")

Fitted suite comprising walk in shower, pedestal hand basin with mixer tap, low flush WC and bath with shower/mixer tap. Opaque double glazed window to the front elevation.

OUTSIDE

The Cottage is situated along West End in Seaton Room, having a long side driveway providing ample parking, detached garage and car port for two vehicles.

The gardens/grounds stand on approximately 0.83 of an acre. The gardens are just fabulous featuring fruit cages, vegetable plot, greenhouses, feature ponds, chicken hut, mature trees attracting a variety of wildlife, patio seating area and raised seating area with stairs up.

The gardens are truly a standout feature of this property and certainly something to be proud of.

ADDITIONAL INFORMATION**APPLIANCES**

None of the above appliances have been tested by the Agent.

SERVICES

Mains water, oil, electricity and drainage. Telephone connection subject to renewal with British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band D.

BROADBAND

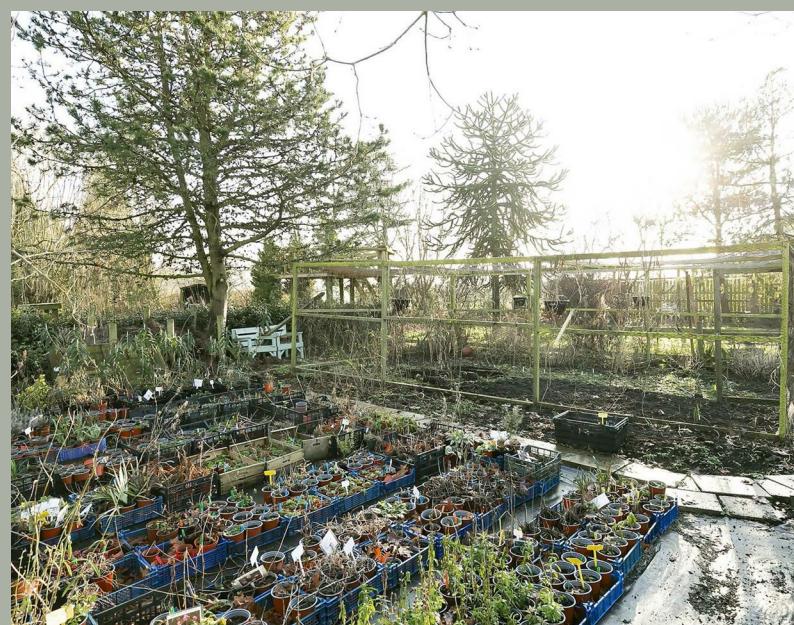
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

MOBILE

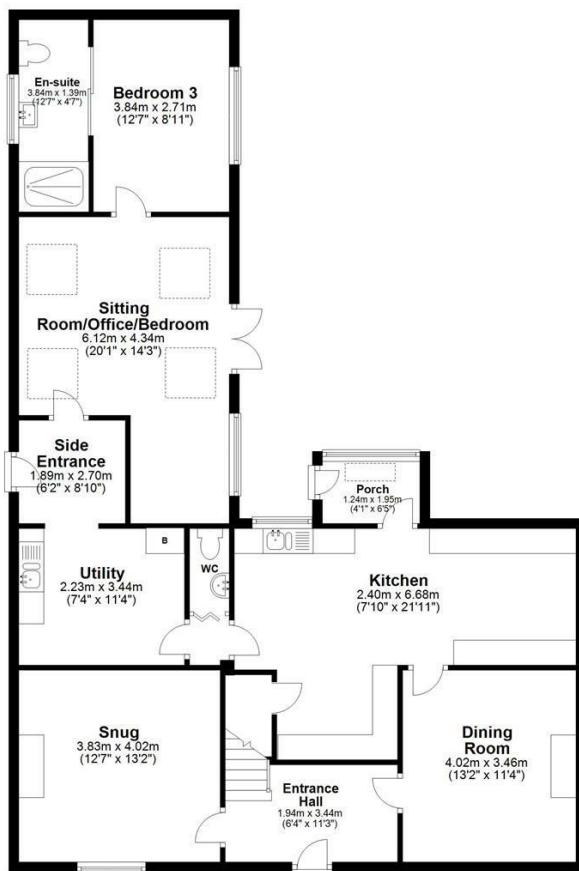
For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

REFERRAL FEES

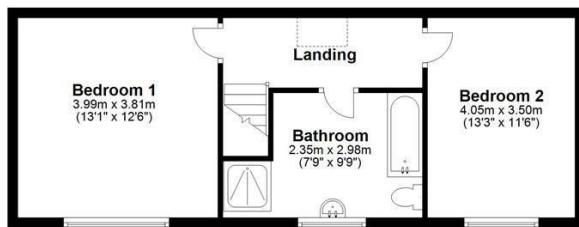
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.



Ground Floor



First Floor



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.