



**Cliff Lane
Mappleton
HU18 1XX**

£379,000



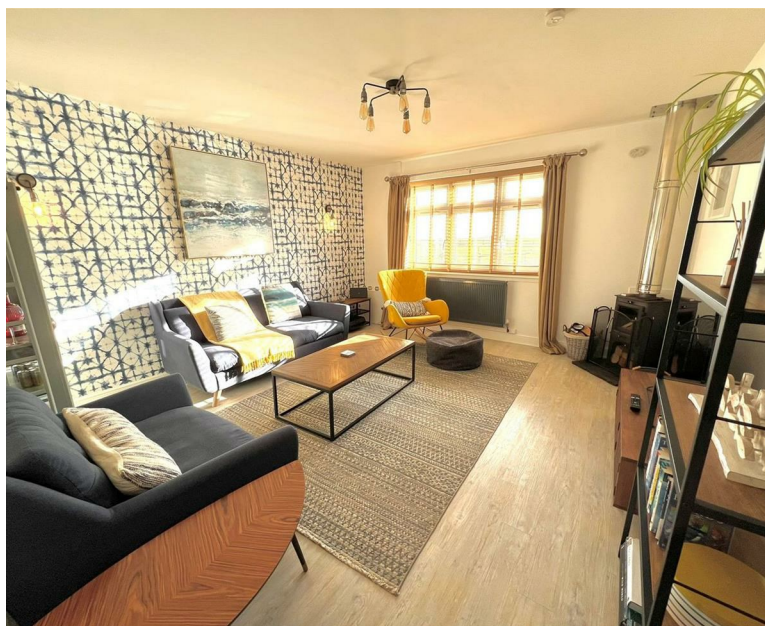
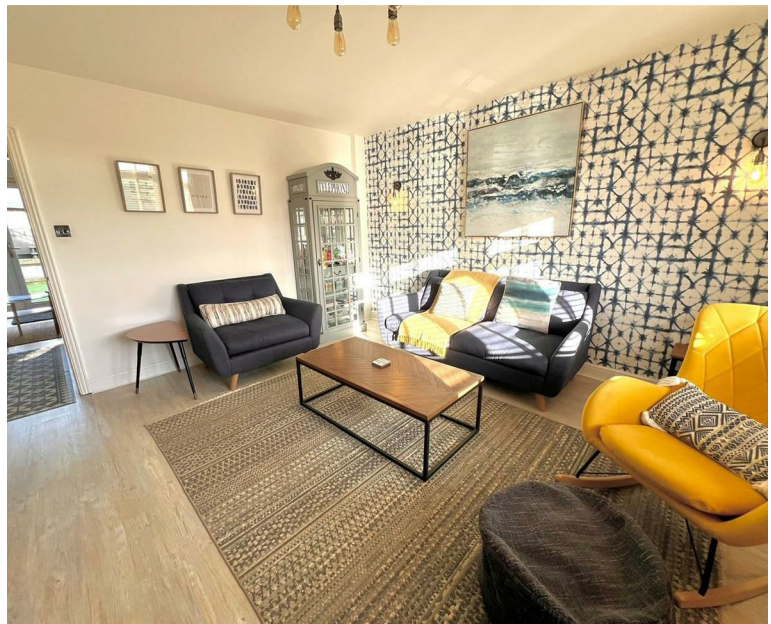
******RARELY AVAILABLE INVESTMENT OPPORTUNITY****** Be prepared to be blown away by this gem of a find, located in a village within easy reach of the town of Hornsea. The current owners have built this holiday let up with no expense spared to make a 'boutique' style far from the bland accommodations that are mostly offered for holiday lets, and are rightfully proud to be able to claim almost 100% occupancy for the last two years with a fantastic return. 98% for the Beach House and 99% for Salty Paws (Figures available on request).

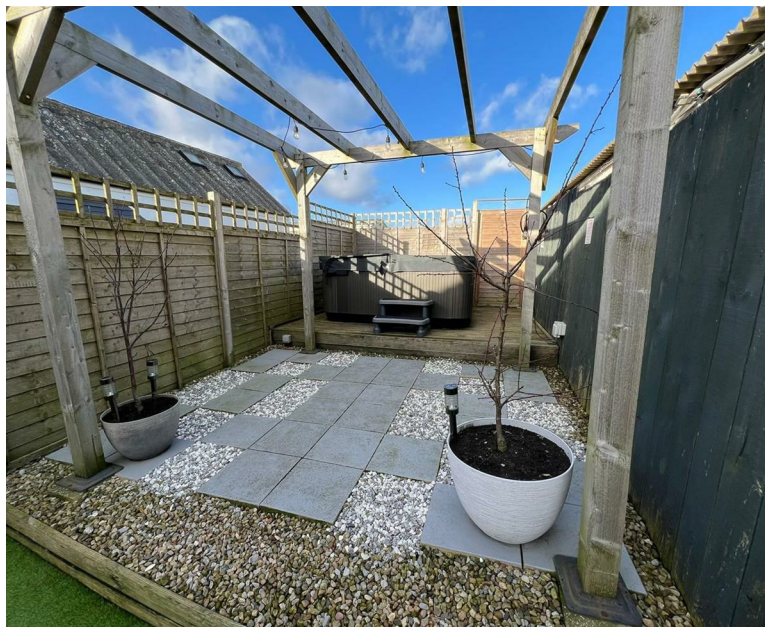
There are two lets on site. Woodbine Cottage, a bungalow with two bedrooms, large kitchen diner, lounge, a snug, a spacious entrance hall, bathroom and great entertaining space outside which includes a luxurious hot tub. There is also 'Salty Paws' behind, offering bedroom, kitchen and lounge plus shower room and snug upstairs. This also has a separate outside space with it's own hot tub. There is parking on site and a less than 2 minute walk to the beautiful beach that is well known for fossil hunting. Viewing is essential to properly appreciate the quality of the opportunity here, so call us now to book your viewing on 01964 533343.

EPC Rating - F, Council Tax Band - B, Tenure - Freehold

- Absolutley stunning
- Two/three bedroom bungalow
- 98% occupancy for the Beach House & 99% for Salty Paws
- Business opportunity
- One/two bedroom annex
- Boutique style
- Short Distance from the Beach
- Great income potential
- Viewing essential







Spacious Entrance Hall

2.20m x 2.00m (7'2" x 6'6")

Double glazed entrance door with side window, a radiator, space for a washing machine and tumble dryer. Built in cupboard housing the central heating boiler and space for coats and shoes.

Kitchen

4.52m x 3.90m (14'9" x 12'9")

The heart of the home, including space for dining, with a fabulous range of high gloss wall and base units with complimentary work surfaces and matching breakfast bar. Integrated appliances include a built in electric double oven, induction hob, fridge and freezer and dishwasher. Subtle lighting under the cupboards including at floor level give a lovely ambiance. The double glazed window overlooks the front aspect. Feature radiator, down lights and vinyl flooring complete this attractive room.

Inner Hall

Giving access to the loft space, which could be converted to give additional living space subject to the usual building regulation consents.

Lounge

4.54m x 4.08m (14'10" x 13'4")

This stunning lounge has fabulous views over open fields and the coastline beyond, with coving to ceiling, laminate flooring and radiator plus recently fitted log burner.

Bedroom One

4.18m x 3.08m (13'8" x 10'1")

Window to the rear with views over the garden, coving to ceiling and radiator

Bedroom Two

4.21m x 2.26m (13'9" x 7'4")

With views over the garden, coving to ceiling and a radiator

Snug/Dining/Bedroom Three

3.18 x 3.01 (10'5" x 9'10")

Located to the rear with double French doors leading to the garden, this multi-functional room is currently used as a snug, but would make a good third bedroom or formal dining room, with laminate flooring and radiator.

Bathroom

3.17m x 1.76m (10'4" x 5'9")

This large bathroom has the benefit of a separate panelled bath, step in shower cubicle, vanity unit incorporating a low level WC and wash basin all complimented with tiled walls and a radiator.

Outside Space

The main bungalow has access to it's own parking via gardens gates, low maintenance garden with a raised decked area, pergola and luxurious hot tub.

Annex Accommodation

The rear of the large garage has been converted and forms a second, fabulous and beautifully presented holiday let, affectionally known as "Salty Paws" which offers one/two bedroomed accommodation over two floors.

Sitting Room

3.13m x 3.34m (10'3" x 10'11")

A welcoming and cosy space for relaxing in after a long day visiting the East Yorkshire Coastline with double glazed windows and radiator. TV point and vinyl flooring.

Kitchen

3.29 x 2.18 (10'9" x 7'1")

Very well presented with a range of floor and wall units with complimentary worksurfaces, electric oven and induction hob with extractor hood, a dishwasher and a built in separate fridge and freezer. Vinyl flooring and radiator.

Ground Floor Bedroom

3.27 x 2.74 (10'8" x 8'11")

A beautiful double bedroom with double glazed window and a radiator.

Snug

3.01 x 2.54 (9'10" x 8'3")

An attractive room under the eaves with sea views, vinyl flooring, radiator, wall lighting and a double glazed window. There is also an additional Velux window.

Bathroom

With a white suite comprising:- clawfoot tub with a shower over, pedestal wash hand basin and low level w.c and a Velux window.

Outside

A gated driveway with parking, to the rear is a pebbled garden, an astro turfed lawn and seating area with hot tub.

Storage Area

There is a large brick built storage shed at the front of Salty Paws, providing ample extra space.

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Valuations

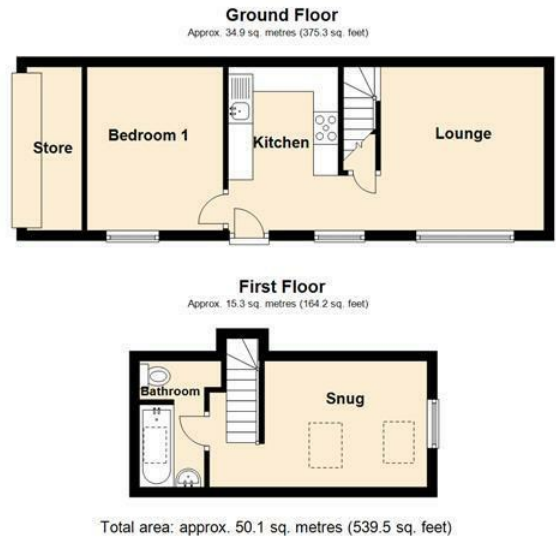
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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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	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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