



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



1 Bryony Cottage Taylor Lane

Offers Over £279,999

Holmpton, HU19 2QZ



Set within a charming conservation village on the East Coast, just moments from sandy beaches and surrounded by open countryside, this stunning four-bedroom, four-bathroom home offers the perfect blend of space, style, and setting. Designed with individuality and finished to a high standard, it presents a rare opportunity to enjoy a coastal lifestyle in a property that's as practical as it is beautiful.

Inside, the home welcomes you with a generous reception hall, leading to a stylish kitchen diner, a cosy lounge, and a light-filled conservatory – ideal for relaxing and entertaining. With plenty of storage space, a utility, boot room, and ground floor bathroom ensure every family need is catered for. Upstairs, the luxurious master suite boasts a walk-in wardrobe and ensuite shower, while three further double bedrooms (one ensuite) and an additional shower room provide comfort and privacy for all.

The outdoor space is just as impressive. A gated gravel frontage provides ample parking, while the wrap-around rear garden, laid mainly to lawn, is fully enclosed and private, whilst the patio area offer the perfect spot to enjoy morning coffee, family BBQs, or evening drinks.

Properties of this calibre, offering both coastal and countryside living, seldom come to market – and this one simply must be viewed to be truly appreciated.





Five-bar gates open onto a generous gravelled frontage, providing ample off-street parking – ideal for a multi-car family. To the side, a pathway leads through to a wrap-around garden, laid mainly to lawn with mature evergreen boundaries for privacy, along with a patio area for outdoor dining and useful external storage.

A canopied entrance with glazed double doors opens into a wide and welcoming hallway, giving access to all ground floor accommodation and stairs rising to the first floor. At the heart of the home is a spacious open-plan kitchen diner, finished with tiled flooring and fitted with a range of cream units. The lounge, also tiled, offers a bright and comfortable living space centred around a solid-fuel stove, with the benefit of a walk-in storage cupboard. French doors lead through to a small rear conservatory, which in turn opens onto the garden.

The ground floor also features a family bathroom with a shower over the bath, along with a practical utility room and a further boot room providing access to the side garden.

Upstairs, a central landing with external staircase gives way to three generous double bedrooms, one with an

en-suite, and a further family shower room. The principal bedroom suite is a highlight of the home, offering a spacious bedroom complete with its own en-suite and a walk-in wardrobe.

Reception Hall

Kitchen Diner 12'5" x 17'4" (3.80 x 5.30)

Utility 12'5" x 5'4" (3.80 x 1.65)

Lounge 11'9" x 18'8" (3.60 x 5.70)

Conservatory 7'6" x 13'1" (2.30 x 4.00)

Bathroom 7'8" x 7'6" (2.35 x 2.30)

Boot Room 8'10" x 6'6" (2.70 x 2.00)

Landing

Master Bedroom 11'11" x 26'6" (3.65 x 8.10)

Ensuite 4'3" x 5'4" (1.30 x 1.65)

Bedroom Two 12'5" x 9'0" (3.80 x 2.75)

Ensuite 6'6" x 5'2" (2.00 x 1.60)

Bedroom Three 12'5" x 8'4" (3.80 x 2.55)

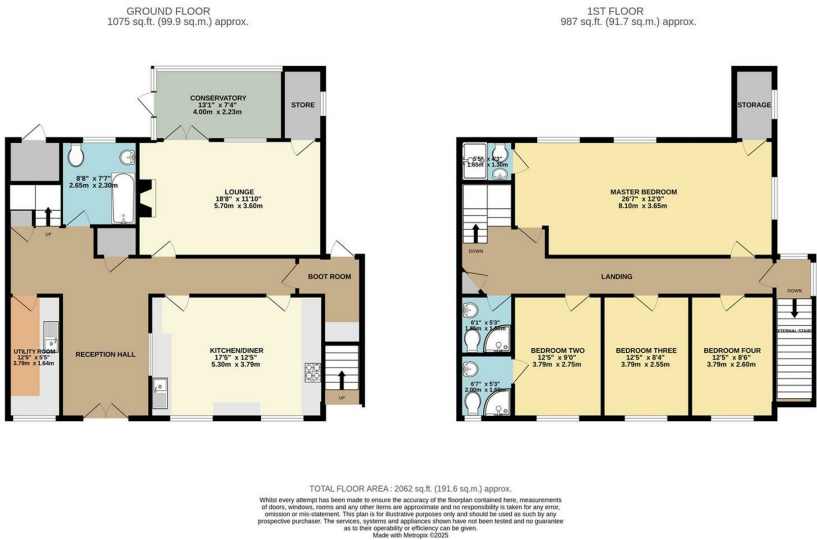
Bedroom Four 12'5" x 8'6" (3.80 x 2.60)

Shower Room 6'0" x 5'2" (1.85 x 1.60)

Garden

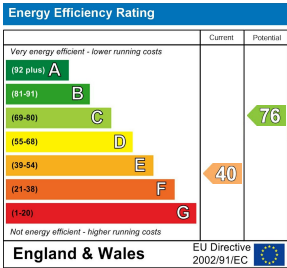
Agent Note

Parking: off street parking is available with this property.
Heating & Hot Water: both are provided by a oil fired boiler.
Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.
Council tax band C.
The property has an oil tank for heating/hot water and drainage is by way of a septic tank.



Energy Efficiency Graph

tenure: Freehold



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