



**Rolston
Hornsea
HU18 1XH**

£395,000



This charming three bedroom cottage offers versatile accommodation in a peaceful village setting just outside Hornsea. Internally, the property features two reception rooms, kitchen/diner, utility room, ground floor WC, three double bedrooms and a family bathroom.

Outside, the property benefits from a large established rear garden with countryside views, featuring mature planting, an attractive garden pond adding to the peaceful setting and a decked seating area ideal for outdoor dining. To the front, an extensive gravelled driveway provides off-street parking for several vehicles.

Approached via a private drive with shared access the property enjoys a tucked-away position while remaining within easy reach of Hornsea's amenities and seafront.

There is also potential to refurbish the loft area to create additional usable space, subject to any necessary consents.

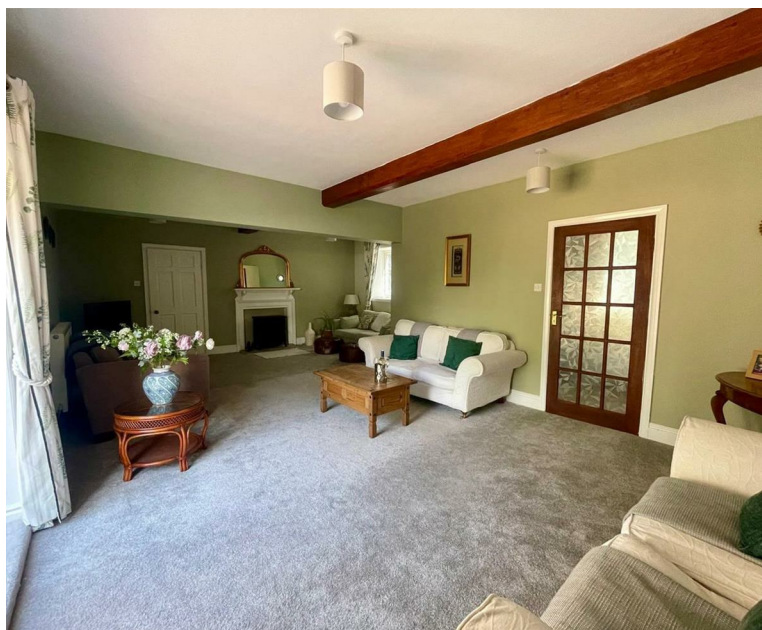
A must-view home offering plenty of space, character and potential.

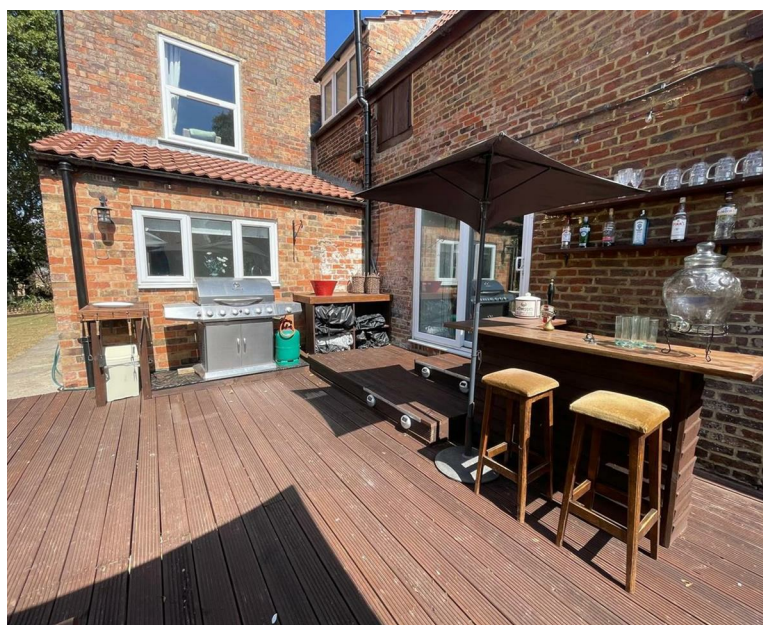
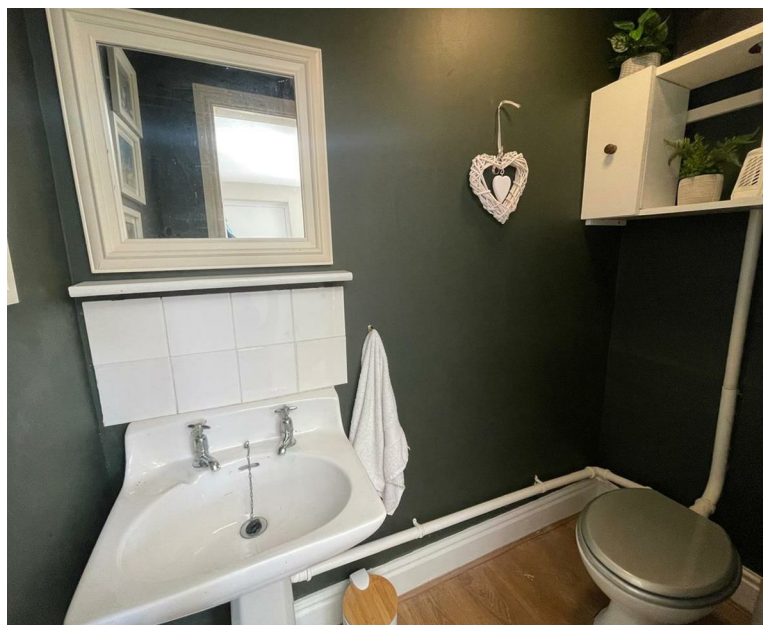
Viewings strictly by appointment due to private access, no drive bys allowed

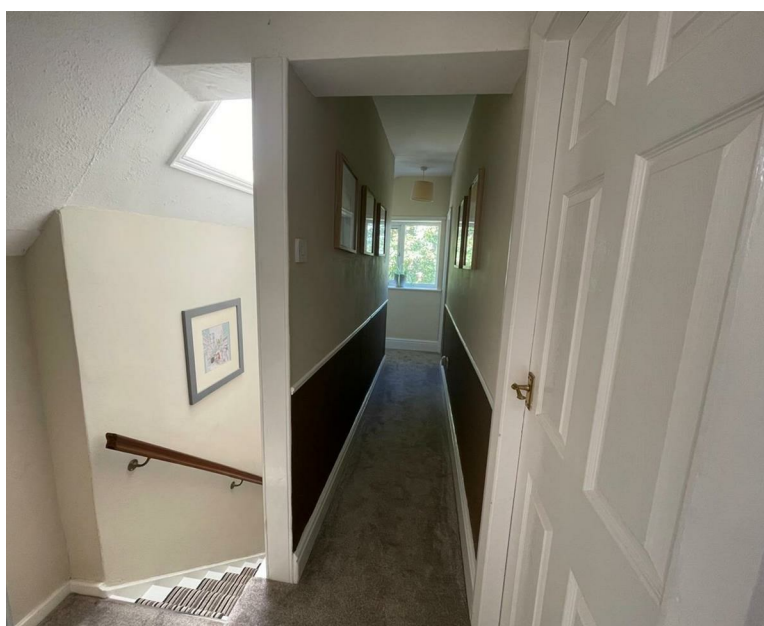
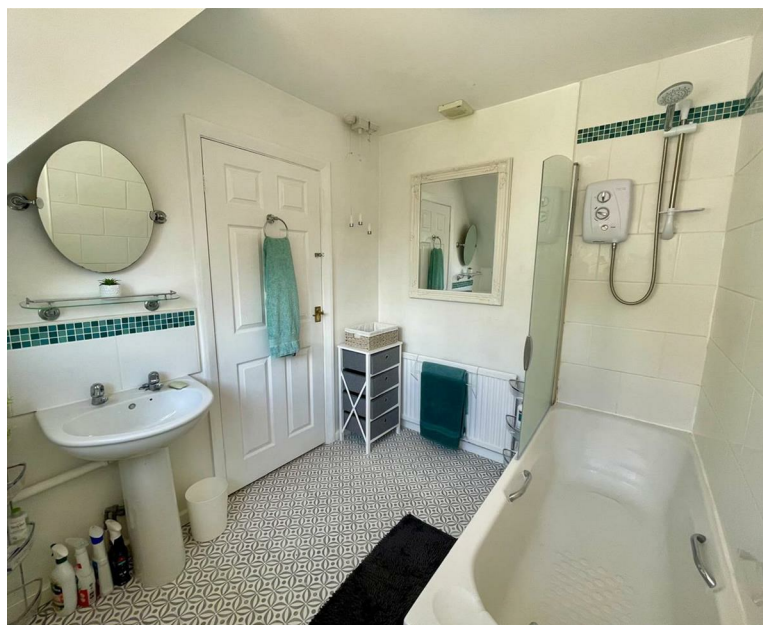
EPC- E - Council Tax band - B - Tenure- Freehold



- No onward chain, drive bys not allowed due to private access, viewing strictly by appointment
- Large established rear garden with beautiful countryside views
- Separate Utility Room & Ground Floor WC
- Potential to refurbish the loft area to create additional usable space, subject to necessary consents
- Three Double Bedrooms
- Charming Village Location Just Outside Hornsea
- Extensive Driveway with Ample Off-Street Parking
- Private Drive Approach with Shared Access
- Two Reception Rooms with Character Features
- Kitchen/Diner with Space for Casual Dining







Entrance Hall

1.07 x 1.37 (3'6" x 4'5")

Accessed via a UPVC double glazed entrance door to the front, with tiled flooring and staircase leading to the first floor. Doors provide access to the kitchen/diner, lounge and dining room.

Lounge

5.44 x 7.77 (17'10" x 25'5")

A bright and comfortable living room with leaded windows to the side elevation and patio doors opening onto the rear decking area.

Featuring an electric fire with hearth and surround, radiator, TV point and carpeted flooring.

Dining Room

4.07 x 3.52 (13'4" x 11'6")

A spacious dining room featuring leaded windows to the front and side elevations, allowing plenty of natural light. A real fire with hearth and surround creates an attractive focal point, complemented by a radiator and carpeted flooring. An understairs storage cupboard also houses the electrical consumer unit.

Side Entrance Hall

1.31 x 4.57 (4'3" x 14'11")

Entrance from the side of the property, radiator and carpeted flooring. Door leading through to the lounge.

Kitchen/Diner

3.65 x 5.02 (11'11" x 16'5")

A generously proportioned kitchen/diner fitted with a range of base units, work surfaces and a 1½ bowl sink and drainer with mixer tap. Featuring an electric oven and hob, space and plumbing for a dishwasher, tiled splashbacks, radiator and wood-effect laminate flooring. Further storage is provided by fitted cupboards and a pantry housing the boiler, with plenty of space for a casual dining table and chairs.

Utility

A practical utility room fitted with base units, work surface, sink and drainer with mixer tap, space and plumbing for a washing machine and space for a tumble dryer. Featuring laminate flooring, windows to the side elevation and a door providing access to the rear. A further door leads to the WC.

Downstairs WC

1.90 x 0.87 (6'2" x 2'10")

Comprising a traditional Victorian-style WC with high-level cistern and pull-chain flush, wash hand basin, laminate flooring and an extractor fan.

First Floor Landing

4.80 x 0.76 (15'8" x 2'5")

With carpeted flooring and doors providing access to the bedrooms and family bathroom.

Master Bedroom

3.60 x 5.17 (11'9" x 16'11")

A well-proportioned master bedroom with windows to the side and rear elevations, enjoying pleasant countryside views.

Featuring fitted cupboard housing the immersion heater, radiator and carpeted flooring.

Bedroom 2

3.67 x 3.68 (12'0" x 12'0")

A good-sized double bedroom with windows to the front and side elevations, allowing plenty of natural light. Featuring a radiator and carpeted flooring.

Bedroom 3

3.67 x 3.08 (12'0" x 10'1")

A well-proportioned double bedroom with a window to the side elevation, radiator and carpeted flooring.

Bathroom

2.42 x 2.12 (7'11" x 6'11")

Fitted with a white three-piece suite comprising a panelled bath with electric shower over, low-level WC and wash hand basin. Featuring partially tiled walls, vinyl flooring, radiator and extractor fan.

Rear Garden

A particularly generous rear garden enjoying a pleasant open outlook over the surrounding countryside.

Predominantly laid to lawn with mature trees, shrubs and established planting, the garden also features an attractive pond positioned to the side. A large decked area provides an excellent setting for outdoor dining and entertaining, with ample room for seating and a barbecue area.

Front Garden

An extensive gravelled driveway providing parking for several

vehicles, surrounded by mature trees and enjoying an attractive countryside setting. The oil tank is conveniently positioned within the gravelled driveway area, while a pathway leads to the property entrance, with gated access to the rear garden and open views towards the surrounding countryside.

Disclaimer

Laser Tape Clause -

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

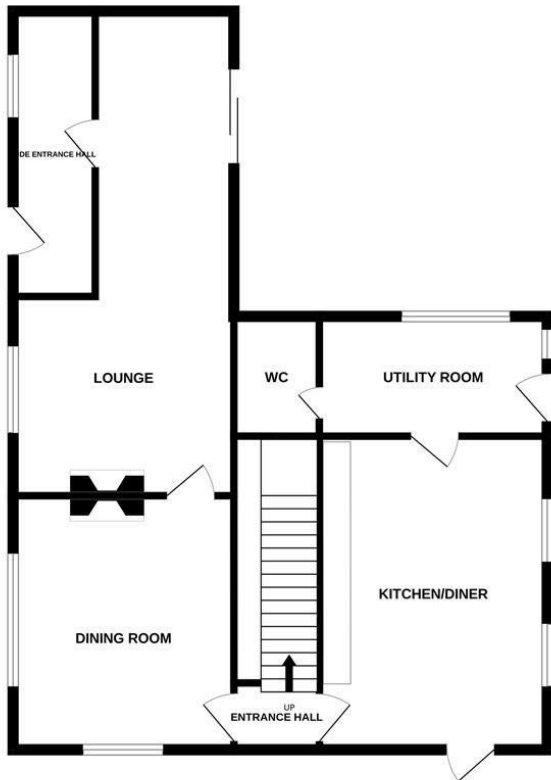
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Valuations

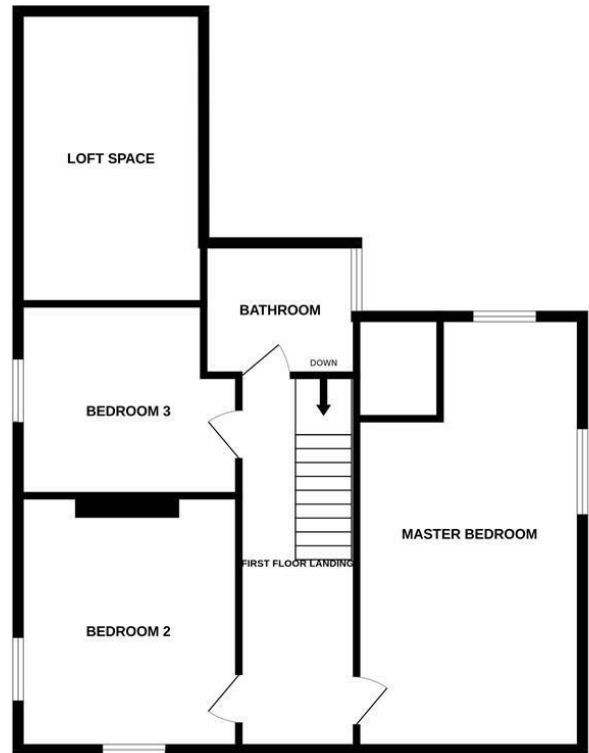
If you are considering selling your home, our valuer would be delighted to meet with you to discuss your requirements. Our dedicated team works closely with you, providing support and guidance every step of your journey.

Call to book your FREE Valuation on 01964 533343.

GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 1674 sq.ft. (155.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
	51	73
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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