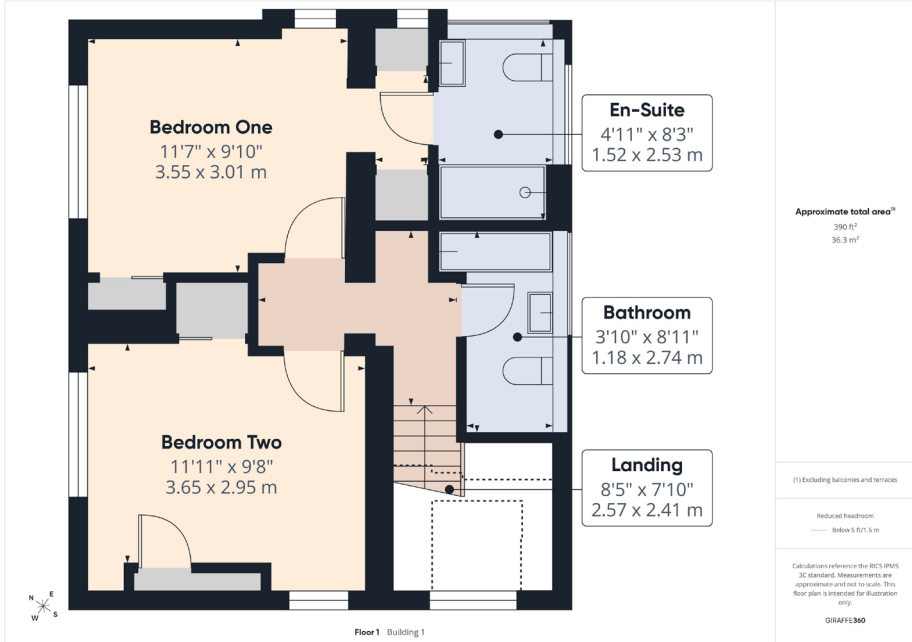
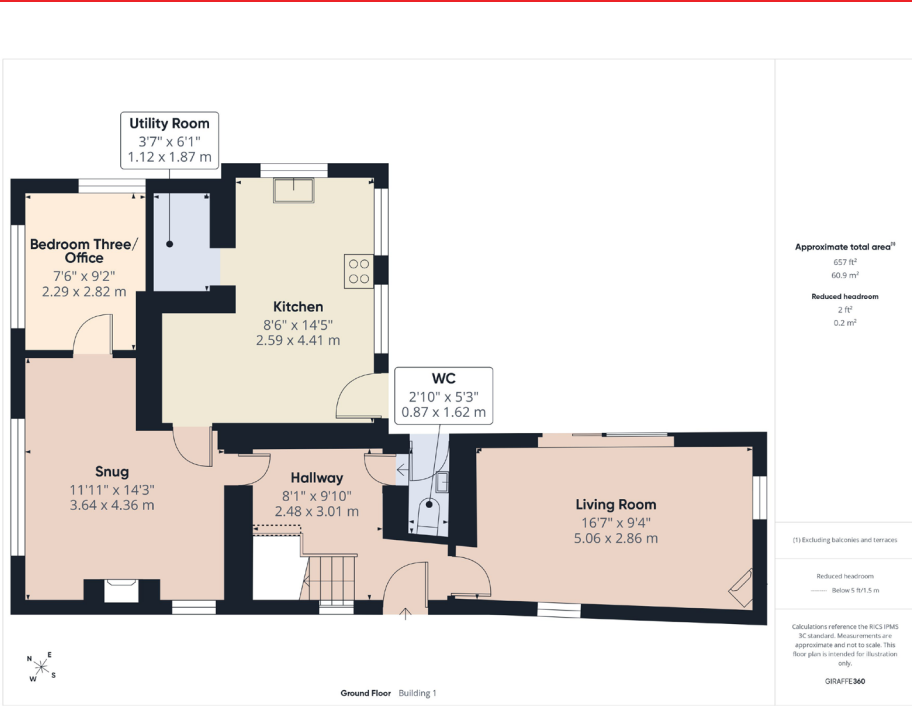




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



SERVICES
Understood to all be connected to mains. Mains gas, water and electric. Sewerage is via a septic tank.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Guide Price
£370,000

**Safety Cottage, Main Street,
Thornholme, YO25 4NN**



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



Safety Cottage, Main Street, Thornholme, YO25 4NN

A rare opportunity to purchase an individual cottage-style home, occupying a generous plot of just over half an acre in a desirable location, with the countryside just a short walk away and the coast within easy reach. Safety Cottage offers versatile accommodation throughout and has been fully renovated, providing a comfortable and ready-to-move-into home. Currently arranged as a two/three-bedroom detached property, it benefits from two well-proportioned reception rooms, offering excellent flexibility, working from home or additional bedroom accommodation if required. There is also considerable potential to further enhance the property, subject to the necessary planning consents. The property previously benefited from planning permission for a double-storey extension, which has now lapsed, offering prospective purchasers the opportunity to explore the potential for future enlargement. Externally, the property is equally as impressive, with generous off-street parking, a substantial triple garage and additional workshop, providing excellent facilities, along with an extensive south-facing garden which is a main focal point, and the plot in total extends to just over half an acre. This home offers a superb degree of privacy with no overlooking neighbours and is situated in a highly desirable location, with open countryside within a short walk and the coast close by, this is a truly individual home offering a rare combination of extensive grounds, excellent outbuildings and exciting potential. The property briefly comprises:- entrance hall, WC, lounge, snug, bedroom/office space, kitchen with utility room, first floor landing benefitting from two good size bedrooms, one with ensuite, family bathroom, garden area to the rear, triple garage, workshop and paddock.

LOCATION
Thornholme is a small linear village located on the A614 Driffeld to Bridlington Road, approximately 5 miles from Bridlington and 8 miles from Driffeld. Driffeld and Bridlington offer excellent shopping facilities including national stores such as W H Smiths, Boots, Tesco's, Morrisons, Aldi, Lidl and Iceland Foods, to name but a few. Sport and entertainment are well catered for, with well supported clubs offering excellent facilities for rugby cricket, football, golf, hockey and tennis. Both town and surrounding villages provide a host of pleasant pubs and eating houses and visitors to the area are always impressed by the friendliness and hospitality provided by the local residents.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 8'1 (2.48m) x 9'10 (3.01m)

Light bright and inviting hallway with door and window to the side aspect, stairs leading to the first floor landing, tiled flooring, radiator and power points.

WC- 2'10 (0.87m) x 5'3 (1.62m)

Door to the side aspect, partially tiled walls, wall mounted sink with mixer tap, low flush WC, shower hose, tiled flooring and radiator.

LOUNGE- 16'7 (5.06m) x 9'4 (2.86m)

Fabulous living space with sliding doors to the side aspect, additional windows to the rear and side, log burning stove with tiled hearth and surround, fitted carpets, radiator, TV point and power points.

SNUG- 11'11 (3.64m) x 14'3 (4.36m)

A secondary reception area with window to the front and side aspect, log burning stove with brick surround, hearth and mantel piece, fitted carpets, radiator, TV point and power points.

BEDROOM THREE/OFFICE- 7'6 (2.29m) x 9'2 (2.82m)

Versatile room with window to the front and side aspect, fitted carpets, radiator and power points.

KITCHEN- 8'6 (2.59m) x 14'5 (4.41m)

Modern shaker style kitchen with door and window to the rear aspect, additional window to the side aspect, inset spotlights, tiled splash back, a range of wall and base units, double inset sink with drainer unit and mixer tap, integrated slimline dishwasher, space for fridge/freezer, built in oven and microwave, electric hob, tiled flooring, radiator, extractor fan and power points.

UTILITY ROOM- 3'7 (1.12m) x 6'1 (1.87m)

Wall mounted shelving, worktop, plumbing for washing machine, vinyl flooring and power points.

FIRST FLOOR LANDING

Fitted carpets, radiator and power points.

BEDROOM ONE- 11'7 (3.55m) x 9'10 (3.01m)

Double primary bedroom with window to the front and side aspect, built in wardrobe with sliding door, two alcoves with shelving for storage, fitted carpets, radiator, TV point and power points.

EN-SUITE- 4'11 (1.52m) x 8'3 (2.53m)

Windows to the rear and side aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink, walk in shower, tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO- 11'11 (3.65m) x 9'8 (2.95m)

Another double bedroom with windows to the side and front aspect, inset spotlights, built in cupboard housing the gas boiler, additional built in wardrobe with sliding door, fitted carpets, radiator, TV point and power points.

BATHROOM- 3'10 (1.18m) x 8'11 (2.74m)

Opaque window to the rear aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, wall mounted sink, panelled bath with overhead shower attachment and glass shower screen, tiled flooring, heated towel rail and extractor fan.

GARDEN

A spacious South-East facing garden offering an excellent degree of privacy and versatility. To the immediate rear of the property is a generous lawned area, with a variety of mature trees and shrubs, creating an secluded area for outdoor seating. The garden provides convenient access to the triple garage, log store and gated off-street parking. Beyond this, a further gate leads into the remainder of the fully enclosed paddock, offering an impressive additional area of outdoor space. The paddock benefits from a good-sized workshop, an abundance of mature fruit trees and secure fencing to all boundaries, providing a space with considerable potential to suit a variety of buyers' requirements.

TRIPLE GARAGE & WORKSHOP- 16'5 (5.01m) x 31'6 (9.61m)

Triple garage with door to the side aspect, windows to the rear, double doors to the front, power and lighting. The workshop measure to approximately 3.9m x 6m and has double doors, side pedestrian door, power and lighting. There is potential for conversion (subject to necessary planning permission and consents), into an Airbnb, holiday let, annex or additional living space.

PARKING

Gated off street parking for multiple cars, motorhomes or caravan.

