



• Grade II Listed

• Two Bedrooms

• Detached Cottage

**Westgate, Hornsea, HU18 1BP**

**£260,000**

2 BEDROOMS

1 BATHROOMS

2 RECEPTION ROOMS

House - Detached

# PROPERTY SUMMARY



Beautifully presented Grade II listed cottage situated in a convenient town centre location in the heart of Hornsea, combining timeless character with stylish modern living. Offering more space than first appears from the roadside, along with attractive outdoor areas and extensive off-street parking, this charming home is full of warmth, character and practicality.

Rich in period features, the property showcases exposed beams, original stone walls and an impressive feature fireplace, all thoughtfully complemented by tasteful contemporary updates to create a home that feels both characterful and comfortable.

The accommodation briefly comprises entrance hall, inviting lounge, separate dining room, fitted kitchen, rear hall, family bathroom and two generous double bedrooms to the first floor, both benefitting from vaulted ceilings which enhance the sense of space and character.

Outside, the property enjoys a cottage-style garden with seating areas, while to the side there is a substantial gravelled parking area providing off-street parking for multiple vehicles alongside an additional grassed area.

Early viewing is highly recommended to fully appreciate the charm and character this unique home has to offer.

EPC: D  
Council Tax: C  
Tenure: Freehold

**Entrance Hall**  
Entrance door, under stairs cupboard, carpeted.

**Lounge**  
14'0" x 10'8"  
Window to front, door to rear, beams to ceiling, multi-fuel burner housed in a stone fireplace, feature stone walls, carpeted, radiator.

**Dining Room**  
14'4" x 11'0"  
Windows to front and rear, beams to ceiling, laminate flooring and radiator.

**Kitchen**  
9'1" x 7'6"  
Window to side, fitted wall and base units, work surfaces, belfast sink, space and plumbing for washing machine, built in electric oven and induction hob, tiled flooring, part tiled walls, under counter fridge, extractor fan, radiator.

**Rear Hall**  
Built in cupboard housing central heating boiler, loft hatch, coat hanger space and door to rear garden.

**Bathroom**  
7'5" x 5'10"  
Window to side and rear, roll top bath with shower tap, W.C, pedestal hand wash basin, decorative panelling, heated towel rail, tiled flooring.

**First Floor Landing**

**Bedroom 1**  
11'1" x 14'3"  
Window to front, chimney breast, vaulted ceiling with beams, carpeted, radiator.

**Bedroom 2**  
14'3" x 10'11"  
Window to front and side, chimney breast, vaulted ceiling with beams, carpeted, radiator.

**Rear Garden**  
Cobbled walled boundary, wooden planters with decorative stone surround. decking and patio areas for seating. Outside tap and paved pathways. stone built shed.

**Side garden and parking**  
Mainly laid to lawn with gravelled parking for 2/3 vehicles, mature trees.







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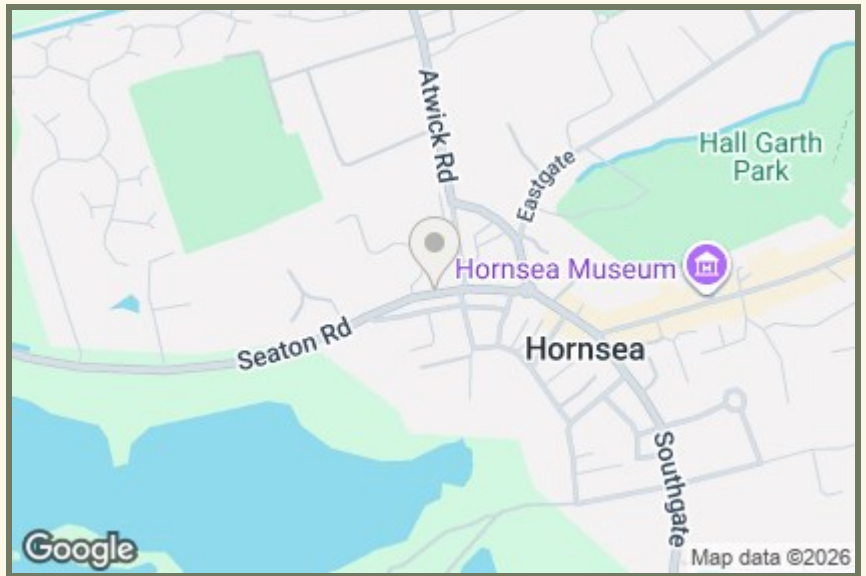
**Approx Gross Internal Area**  
73 sq m / 782 sq ft

**Ground Floor**  
Approx 42 sq m / 455 sq ft

**First Floor**  
Approx 30 sq m / 326 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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