



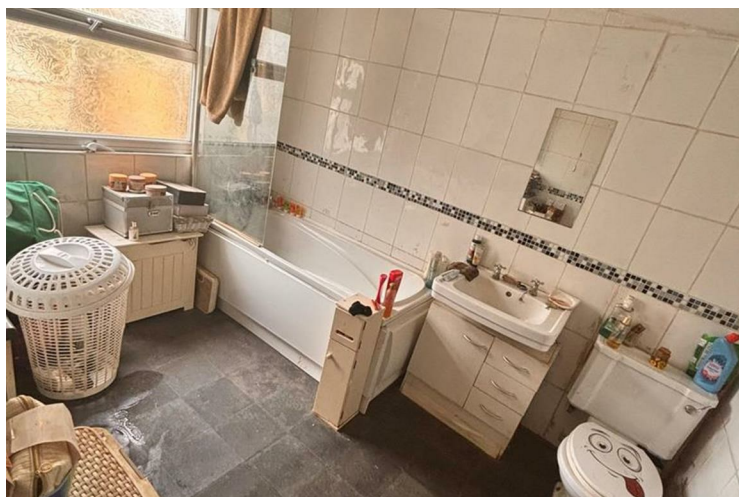
EELMERE LODGE EELMERE LANE COWDEN

£245,000
FREEHOLD

Nestled in an enviable coastal setting on the outskirts of Cowden, Eelmere Lodge offers a rare opportunity to acquire a detached home with an exceptional plot extending to approximately 2 acres. Enjoying far-reaching countryside views and just moments from the shoreline, this unique property combines rural tranquillity with outstanding potential.

**FRANK HILL
& SON**

Est. 1924



- Detached bungalow • Approximately 2 acres of gardens and paddock • Stunning coastal and countryside location • Extensive off-road parking

The accommodation briefly comprises a welcoming entrance, impressive lounge featuring exposed brickwork, rustic beams and an inset multi-fuel stove creating a warm and inviting focal point, together with a spacious conservatory flooded with natural light and offering excellent additional reception and dining space overlooking the gardens.

The main kitchen is fitted with a range of contemporary wall and base units complemented by ample worktop space and room for appliances, creating a practical and functional area for everyday family living. The property offers a selection of well-proportioned bedrooms, including a generous principal bedroom benefitting from direct access to an en-suite bathroom fitted with a panelled bath with shower over, wash hand basin and WC. Additional bedrooms provide flexible accommodation suitable for family use, guests, hobby rooms or home working. A separate main bathroom is fitted with a modern walk-in shower, wash hand basin and WC, providing further convenience for modern family living.

Externally, the property truly comes into its own. The substantial garden plot offers enormous potential for landscaping, entertaining and outdoor family enjoyment whilst perfectly complementing the peaceful rural surroundings. Further enhancing the property is the sizeable pony paddock with stables already in situ, making this an ideal purchase for equestrian enthusiasts or buyers seeking additional outdoor lifestyle space. Enjoying open coastal surroundings with stunning views towards the sea and countryside, this exceptional feature adds both versatility and significant appeal.

Located within the quiet coastal village of Cowden, Eelmer Lodge enjoys a tranquil setting whilst remaining accessible to nearby towns and local amenities. Properties offering this combination of space, character, land and coastal living rarely become available, and early viewing is highly recommended to fully appreciate all that this unique home has to offer.

Porch

5'0" x 9'0" (1.535 x 2.745)

Good-sized entrance way with windows to one side

Conservatory

14'5" x 14'3" (4.413 x 4.368)

This spacious conservatory provides a versatile additional reception area, flooded with natural light through its wraparound windows and vaulted ceiling. Offering ample space for both dining and relaxing, it enjoys pleasant views over the garden and creates the perfect setting for entertaining or family living.

Lounge

25'2" x 19'1" (7.689 x 5.826)

This impressive lounge is full of character, featuring exposed brickwork, rustic ceiling beams, and a striking inset multi-fuel stove creating a warm and inviting atmosphere. Generously proportioned throughout, the space offers an ideal setting for relaxing and entertaining while enjoying views towards the surrounding countryside.

Bedroom

10'0" x 9'2" (3.055 x 2.818)

This versatile room offers excellent potential for a variety of uses, including a home office, hobby room, dressing room or bedroom. The space provides a bright and functional area with natural light from the side-facing window.

Bedroom

15'11" x 8'5" (4.867 x 2.578)

This well-proportioned double bedroom offers a cosy and private retreat, with direct access to an en-suite bathroom for added convenience. Filled with natural light, the room provides excellent potential to create a comfortable principal or guest bedroom within this characterful home.

En-Suite

7'6" x 10'0" (2.293 x 3.060)

The en-suite bathroom is generously sized and fitted with a panelled bath with shower over, wash hand basin and WC. A large obscured window allows for plenty of natural light while maintaining privacy, creating a bright and functional space.

Kitchen

13'2" x 10'7" (4.036 x 3.237)

The kitchen is fitted with a range of contemporary wall and base units complemented by ample worktop space and space for appliances. Bright and functional throughout, the room enjoys plenty of natural light and offers an excellent space for everyday family living and cooking.

Bedroom

11'7" x 8'2" (3.543 x 2.498)

This good-sized bedroom offers versatile accommodation with ample space for freestanding furniture and plenty of natural light from the side-facing window. Ideal as a child's bedroom, guest room or home office, the room provides excellent flexibility to suit a variety of needs.

Shower Room/Bathroom

8'6" x 6'10" (2.594 x 2.084)

The main bathroom is fitted with a modern walk-in shower, wash hand basin and WC, offering a practical and functional space for everyday use. A frosted window provides natural light while maintaining privacy, creating a bright and airy feel throughout.



- Conservatory overlooking the gardens • Useful outbuildings • Ideal for equestrian or smallholding use • Excellent scope to modernise and add value • A rare opportunity in a sought-after rural setting

Garden

Externally, the property boasts an exceptionally generous garden plot, offering huge potential for landscaping, family use or outdoor entertaining. Enjoying a private feel with open surroundings, the outdoor space perfectly complements the property's peaceful rural setting and provides an ideal environment for those seeking countryside living.

Paddock

The property further benefits from a 1.89-acre pony paddock with stables already in situ, making it ideal for equestrian use or those seeking additional outdoor lifestyle space. Enjoying a stunning coastal position with open views towards the sea and surrounding countryside, this unique feature adds tremendous versatility and appeal to the property. The paddock also benefits from water and electricity

Additional Information

TENURE

Freehold with Vacant Possession on Completion

PLANNING

All Intending Purchasers must satisfy himself as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire Council.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - F

AGENTS NOTES On the 26th June 2017 the Fourth money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation.

SERVICES

Mains water and electricity. Heating powered by air source heat pump and septic tank in situ for drainage

MISDESCRIPTIONS/MEASUREMENTS The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

WAYLEAVES/RIGHTS OF WAY/EASEMENTS The Land is Sold subject to and with the benefit of all existing rights of way, water, light, drainage, all other easements and

wayleaves affecting the Land and whether mentioned in these Particulars or not

PLANS AND PARTICULARS The Plans have been prepared and the Acreage in the particulars are stated for the Convenience of the Purchasers and are based on the Ordnance Survey Map with the sanction of the Controller of HM Stationary Office. The Plans and Particulars are believed to be correct but their accuracy cannot be guaranteed and no Claims for Omissions can be admitted.

VIEWING- STRICTLY BY APPOINTMENT ONLY

ADDITIONAL INFORMATION Frank Hill & Son for themselves and for the vendors of the property or articles out in these articles, give notice that

- These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract • All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors
- None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase.
- Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.
- The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property





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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

FRANK HILL & SON

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