



Asking Price
£250,000

**The School House,
Hornsea Road
Atwick, YO25 8DG**

HEATING AND INSULATION
The property is currently heated by electric radiators in a period style and the wood burning stove and open fires. The current owner has been quoted approximately £11,000 (net after a grant) for the installation of a central heating system powered by an air source heat pump. They are now selling to pursue a business opportunity. Other heating options may be available such as oil.

SERVICES
Mains water, electricity and drainage are connected to the property. None of the services or installations have been tested.

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 'B'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	23 F	
1-20	G		

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The property, which is attached at the rear to the former school (now a village hall), is in a secluded village centre position with a private south-facing garden and the accommodation is a versatile layout with either two or three bedrooms depending on how the ground floor accommodation is used. With its seaside location it could well make a lovely holiday home or really appeal to someone looking for a coastal location. Period features within the property include sash windows, period cast iron cooking range, quarry tiled floors, period fireplaces, ceiling cornicing, a period style bathroom suite including freestanding cast iron enameled bath, ceiling cornicing and stripped wooden floors and doors. The accommodation briefly comprises: an Entrance Hall with a door to the side, 2 good sized Reception Rooms and a Kitchen with a dining area and wood burning stove. To the first floor is a spacious Landing, 2 good-sized Double Bedrooms and a Bathroom with three piece period style suite in white with a shower over the bath. There is a south-facing good-sized and secluded garden as well as a small area of garden to the north of the property.

A really interesting property, packed with character and in a great seaside location. Early viewing is essential to fully appreciate all it offers but in the first instance we do have a 360 degree tour available.

ACCOMMODATION

Entrance Hall - featuring a quarry tiled floor, ceiling cornices and picture rail, electric radiator.

Lounge/Bedroom Three - with a front garden view, this room has an open cast iron fireplace with tiled insert, ceiling cornice and picture rail. Electric radiator.

Sitting Room - with original Yorkist cast iron range, tiled floor and electric radiator. Store cupboard.

Kitchen - fitted with hand-built pine cabinets incorporating a Belfast sink with hardwood draining boards. Built-in electric oven and hob. Open plan to:

Dining Room - with double entrance doors from the garden and a wood burning stove sits as a corner feature adjacent to the exposed brick wall. Beamed ceiling and electric radiator.

First Floor Landing

Bedroom One - exposed floorboards and original fireplace with alcove double cupboard, picture rail and electric radiator. Window to the front.

Bedroom Two - exposed floorboards, electric radiator and airing cupboard with hot water cylinder. Window to the rear.

Bathroom - exposed floorboards and fireplace add to the character of this period room with cast iron roll-edged bath having an electric shower fitted above, pedestal wash-hand basin and low level toilet suite, heated towel radiator and electric radiator.

OUTSIDE

Outbuildings - the property has an attached utility room adjacent to the dining kitchen, an attractive timber summer house and timber shed.

Garden - a courtyard off the kitchen catches the morning sunshine. The main secluded south-facing garden is at the front of the property and entered through an arched gateway in a boundary wall. A footpath leads across the lawn to the house and there are planted borders and boundaries of fencing and hedges providing excellent privacy. On-street parking only.

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DESCRIPTION

This delightful 2/3 bedroom former schoolmaster's house is full of period charm and a superb example of a restored property totally in-keeping with its Victorian character. The property has previously undergone a programme of updating to create a home full of character making the most of original period features of its time. It is generously proportioned as well with almost 1200 sq ft of internal space accommodating 2 double bedrooms and a large bathroom to the first floor as well as 2 spacious reception rooms and a good-sized dining kitchen to the ground floor. All of this is complemented by a south-facing secluded garden. Early viewing is essential.

LOCATION

The property is just across the road from the village green, with its local pub, in the centre of this attractive conservation area village, about two miles north of Hornsea, with Hornsea to the south and Bridlington to the North as well as Beverley and Driffield inland providing a good range of further amenities. The beach is a walk of just half a mile or so along Cliff Road. This is an excellent location for accessing the towns and many amenities along the East Yorkshire coast. Atwick is approximately 19 miles from Hull, 14 miles from Bridlington and 13 miles from Beverley and Driffield.

