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## Lynton Cottages, Withernwick, HU114TD

Sitting in the charming village of Withernwick, this stylish and quaint cottage offers a delightful retreat for those seeking a peaceful lifestyle. With two well-proportioned bedrooms and a comfortable reception room, the property is perfect for small families or couples looking for a cosy home.

The cottage boasts a low maintenance garden, allowing you to enjoy the outdoors without the burden of extensive upkeep. Its prime location in the heart of the village means you are never far from local amenities, while the nearby coast provides opportunities for leisurely walks and seaside adventures.

This property combines the best of village living with the allure of coastal proximity, making it an ideal choice for anyone looking to embrace a tranquil yet vibrant lifestyle. Whether you are seeking a permanent residence or a charming getaway, this cottage is sure to impress.

Viewing highly recommended to truly appreciate this delightful home.

EPC-F- Council Tax Band-A- Tenure-Freehold

**£180,000**

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### Entrance Hall

8'7" x 6'2" (2.64 x 1.88)

Double glazed entrance door to the side of the property. Built in cupboard with plumbing for a washing machine plus shelving and Aqua efficient hot water system. Tiled flooring and a sky light for natural lighting.

### Living Room

13'5" x 11'9" (4.11 x 3.59)

Window to the front aspect. LED lighting and carpeted flooring. Oak mantel and paved hearth (option for a log burner). Wall mounted electric radiator.

### Kitchen/ Diner

11'1" x 9'2" (3.39 x 2.80)

Fitted wall and base units with work surfaces. Round sink and drainer plus mixer tap. Built in electric oven and electric hob as well as an extractor hood. Part tiled walls also tiled flooring. Space for a dishwasher.

### Dining Area

11'8" x 7'0" (3.58 x 2.15)

Tiled flooring and electric radiator. Under stairs cupboard. Open plan leading into the kitchen area. Stairs leading to the first floor. Door to the bathroom.

### Bathroom

7'9" x 5'2" (2.38 x 1.60)

Panelled bath with shower over the bath. Part tiled walls and pedestal handwash basin. Heated towel rail and low level W.C Tiled flooring plus window to the rear aspect. LED lighting as well as an extractor fan.

### First floor landing

10'1" x 2'8" x 5'11" x 3'8" (3.09 x 0.83 x 1.81 x 1.14)

Carpeted stairs and aluminium hand rail leading to the first floor landing. Window to side aspect.

### Bedroom 1

12'4" x 8'5" < 12'5" (3.77 x 2.57 < 3.80)

Fitted wardrobes creating ample storage with window to the front aspect. Carpeted flooring and LED lighting as well as an electric radiator.

### Bedroom 2

12'0" x 7'4" (3.66 x 2.25)

Window to the rear aspect. Built in cupboard storage and carpeted flooring. Electric radiator and LED lighting.

### Rear Garden

Fenced boundary with gate leading to the side of the cottage. Mainly paved patio area to the rear and side aspect of the cottage. Gravelled area defined by block paving creating a low maintenance garden. Mature shrubbery adds décor to the garden. Electric points and an outside tap.

### Heating

Electric instant water heater Aquafficient, it is an innovative, modern and highly efficient solution to heating water. Property is piped for LPG heating and the connections for the cylinders are located in the rear garden if required.

Previously had a log burner.

### Disclaimer

Laser Tape Clause - Laser Tape Clause

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

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute

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### About Us

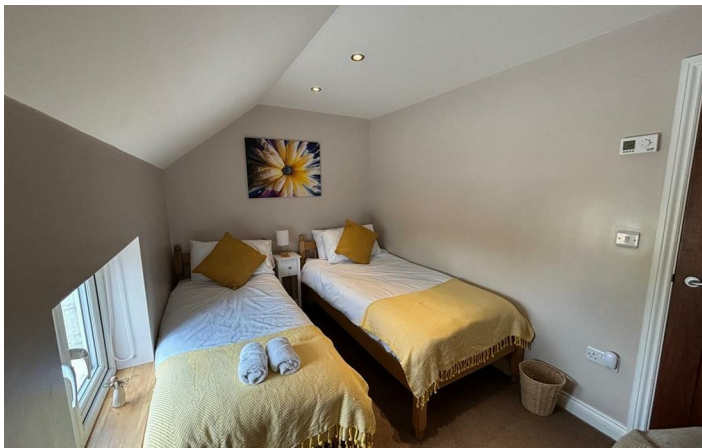
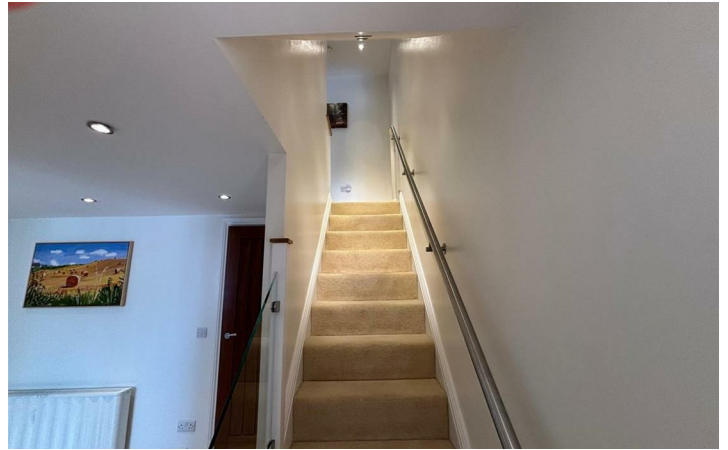
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Call to book your FREE Valuation on 01964 533343.

- Key ready home boasting stylish decor
- Ground floor bathroom
- Electric radiators for convenience
- Secluded low maintenance garden
- Must be viewed to truly appreciate this wonderful home
- Situated 5 miles from Hornsea and 12 miles to Beverley
- Spacious kitchen diner
- Plenty of storage throughout the property





## Floor Plan

GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.1 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 is given 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		72	33
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		