



Main Road, Rolston, Hornsea £499,995





## A Unique Coastal Gem – 3-Bedroom Detached House with Breathtaking Sea Views & Detached 2-Bedroom Cabin

Enjoy panoramic sea views from this beautifully presented and truly unique 3-bedroom detached house, set in an enviable elevated position. Offering generous and versatile living space throughout, the highlight of this home is undoubtedly the stunning sun room, with direct access to a private balcony that perfectly frames the ever-changing seascape beyond.

The interior is thoughtfully laid out and finished to a high standard, ideal for both relaxed family living and entertaining. Outside, the property continues to impress with a good-sized garden, offering a fantastic sense of privacy. There is a huge amount of parking at the property for multiple vehicles or even a motorhome or 2!



Adding even more appeal is a detached 2-bedroom cabin within the grounds — perfect as an annexe for extended family, guest accommodation, or potential holiday let (subject to consents).

This is a rare opportunity to secure a truly special home in a spectacular coastal setting.

EPC - C  
Council Tax - D  
Tenure - Freehold





**Front Garden**  
This generous front garden offers an in out, gravelled driveway with parking for twenty and planted borders surrounding.

**Entrance Hall**  
Entrance hall comprising a front facing porthole window, a feature wooden staircase to first floor which includes a glass banister, Laminate floor, Radiator and generous storage cupboard.

**Cloakroom (W.C)**  
8'0" x 4'9"  
Includes a front and side-facing porthole window, W.C., hand wash basin, and bidet. The room benefits from partly tiled walls, tiled flooring, heated towel rail, and hand drier, with potential space to install a shower if desired.

**Lounge**  
23'2" x 11'5"  
This lounge boasts a front-facing bay window and side window, two radiators, and a feature brick fireplace with a two-way multi-fuel burner, slate hearth, and carved wooden mantle. The room is completed with laminate flooring.

**Dining room/ Bedroom 3**  
13'11" x 12'0"  
Includes laminate floor, a window facing the side of the property, Radiator and offers french doors to the rear garden.

**Kitchen Diner**  
20'11" x 13'11"  
With side and rear-facing windows and doors leading to the garden, this space offers fitted wall and base units with quartz work surfaces, a Belfast-style double ceramic sink, gas hob, built-in electric double oven, extractor fan, and integrated fridge and dishwasher. Additional features include a breakfast island, radiator, laminate flooring, and a character fireplace housing a two-way multi-fuel burner with log mantle.

**Utility**  
8'4" x 4'11"  
Utility equipped with a rear window, Door leading to rear garden, Fitted wall and base units, Work surfaces, Single drainer, stainless bowl sink, Space for dryer and plumbing for wash machine, Partly tiled walls, Tiled flooring and a heated towel rail.

**Sunroom**  
13'6" x 7'9"  
This suntrap includes a rear facing window and glass roof, Patio to balcony, Laminate floor, Radiator and the balcony which also comprises laminate floor and a glass banister.

**First Floor Landing**  
15'4" x 7'1"  
Two front facing windows, a generous sized cupboard, Radiator, Glass banister paired with the wooden stairs, Laminate floor and storage to eaves.

**Master Bedroom**  
19'3" x 11'8"  
Includes windows facing the side and rear of the property, Built in wardrobes, Radiator, Laminate floor and storage to eaves.

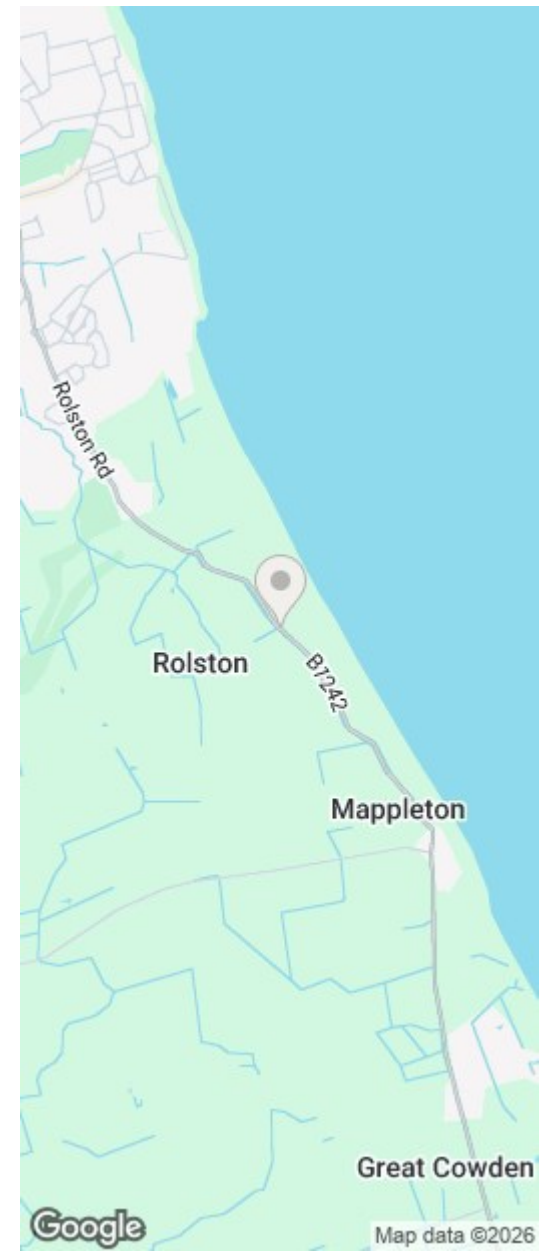
**Bedroom 2**  
11'10" x 10'10"  
This bedroom offers storage to eaves, a rear facing window and radiator.

**Bathroom**  
10'11" x 7'11"  
Includes side window, W.C, Hand wash basin, Panelled bath, Step in shower, Heated towel rail, Tiled floor, Tiled walls, Extractor fan and shower point

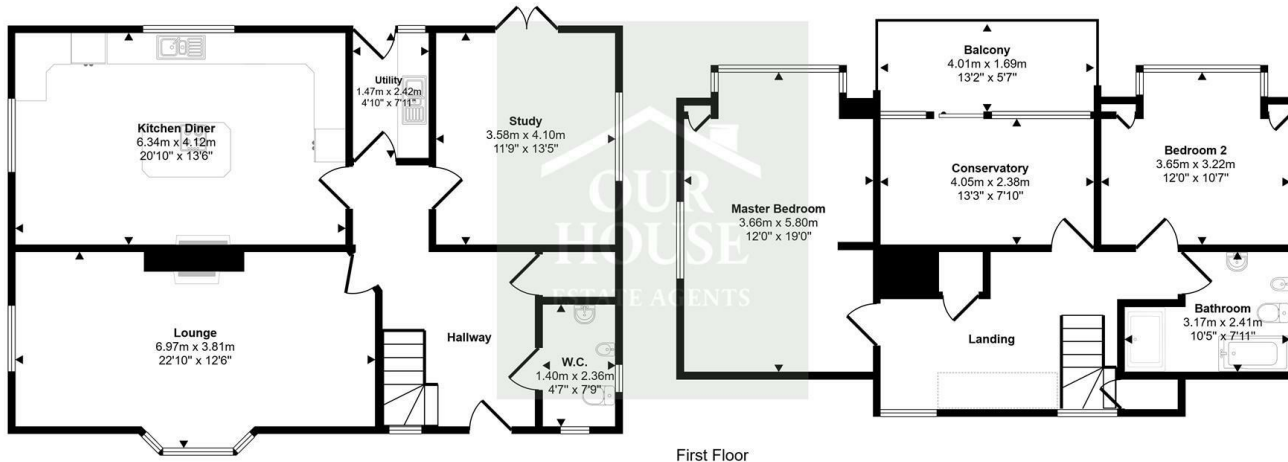
**Rear Garden**  
This garden offers a lawned area, Multiple garden sheds, Hedge boundaries and planted borders. It also features a gravelled side driveway, Rear patio area, Covered arbour, Polytunnel with trees and shrubs.

**Garage**  
23'8" x 12'7"  
Features an up and over electric door, Personnel door with window to rear.

**Cabin**  
2 bedrooms with potential for holiday let etc (subject to consents)



Approx Gross Internal Area  
156 sq m / 1675 sq ft



Ground Floor  
Approx 90 sq m / 967 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.

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>	<b>75</b>	<b>81</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>	EU Directive 2002/91/EC	

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