



- 5 Bedroom House with 2 Bedroom Detached Bungalow

- Grounds Approaching 1 Acre

- Offering Significant Residential, Commercial and Development Potential (STPP)

- Exceptional Detached Property With Annex

- Private Access

- Auction Terms

Rolston Road, Hornsea, HU18 1UR

£570,000

5 BEDROOMS

2 BATHROOMS

3 RECEPTION ROOMS

House - Detached

PROPERTY SUMMARY



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Guide Price - £570,000

A rare and highly versatile detached property set within a private plot approaching one acre, offering exceptional residential, commercial and development potential (subject to the necessary consents).

Originally constructed in the 1970s in the style of a substantial 1930s detached residence, the principal building has operated predominantly as commercial premises throughout its life. However, the property retains the proportions, character and presence of an impressive five-bedroom family home, with attractive period-inspired architecture, extensive oak panelling and a wealth of original features.

The accommodation is complemented by a detached two-bedroom bungalow situated within the grounds, currently subject to commercial use, providing excellent ancillary accommodation, staff facilities or potential annex accommodation.

The property benefits from a private driveway serving both buildings, together with additional access directly from Potters Way, enhancing both convenience and future development opportunities.

Occupying a generous plot of just under one acre, the site presents significant potential for a variety of future uses.

Opportunities may include conversion back to a substantial private residence with self-contained annex accommodation, continued commercial use, alternative business ventures, or the creation of an additional building plot, all subject to obtaining the relevant planning permissions and consents.

A truly unique opportunity to acquire a landmark property with flexibility, character and considerable scope for future enhancement.

EPC: D

Council Tax: Business Rates

Tenure: Freehold

MAIN HOUSE

Entrance Hall
Features original panelling.

Cloakroom (WC)



W.C with steps leading down, Wash hand basin and a rear window.

Lounge
29'10" x 18'10"



Windows facing the front, side and rear of the property with the side one being a bay window. And a featured brick fireplace.

Breakfast Room
14'9" x 11'11"



Windows to the side and rear, Fireplace and radiator.

Dining Room
17'4" x 15'10"



Large front bay window with brick fireplace featuring.

Kitchen
12'0" x 11'6"



One side facing window and two facing the rear, Door to the side of the property, Fitted wall and base units, Work surfaces and single drainer, stainless bowl sink.

Utility
8'0" x 4'10"
Includes a window facing the side of the property.

First Floor Landing



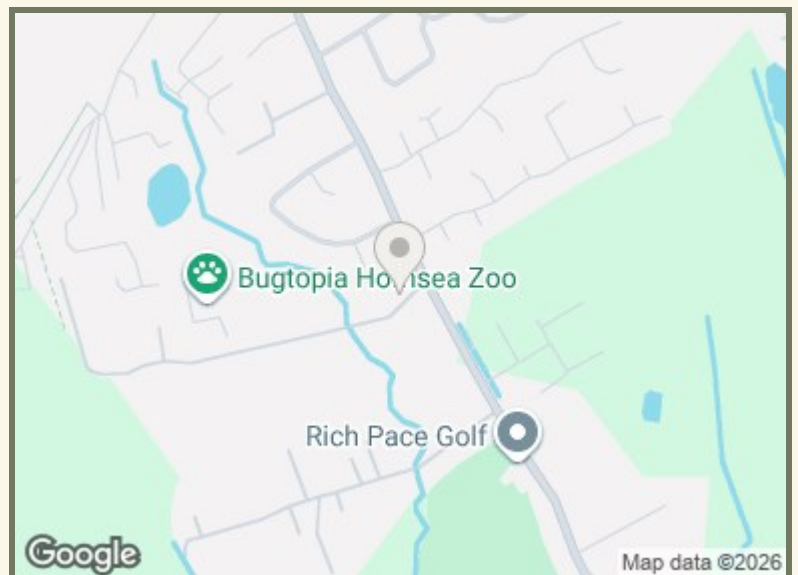
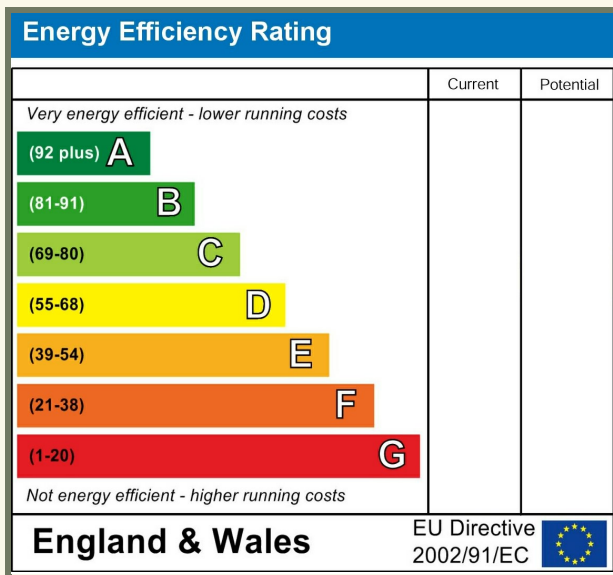
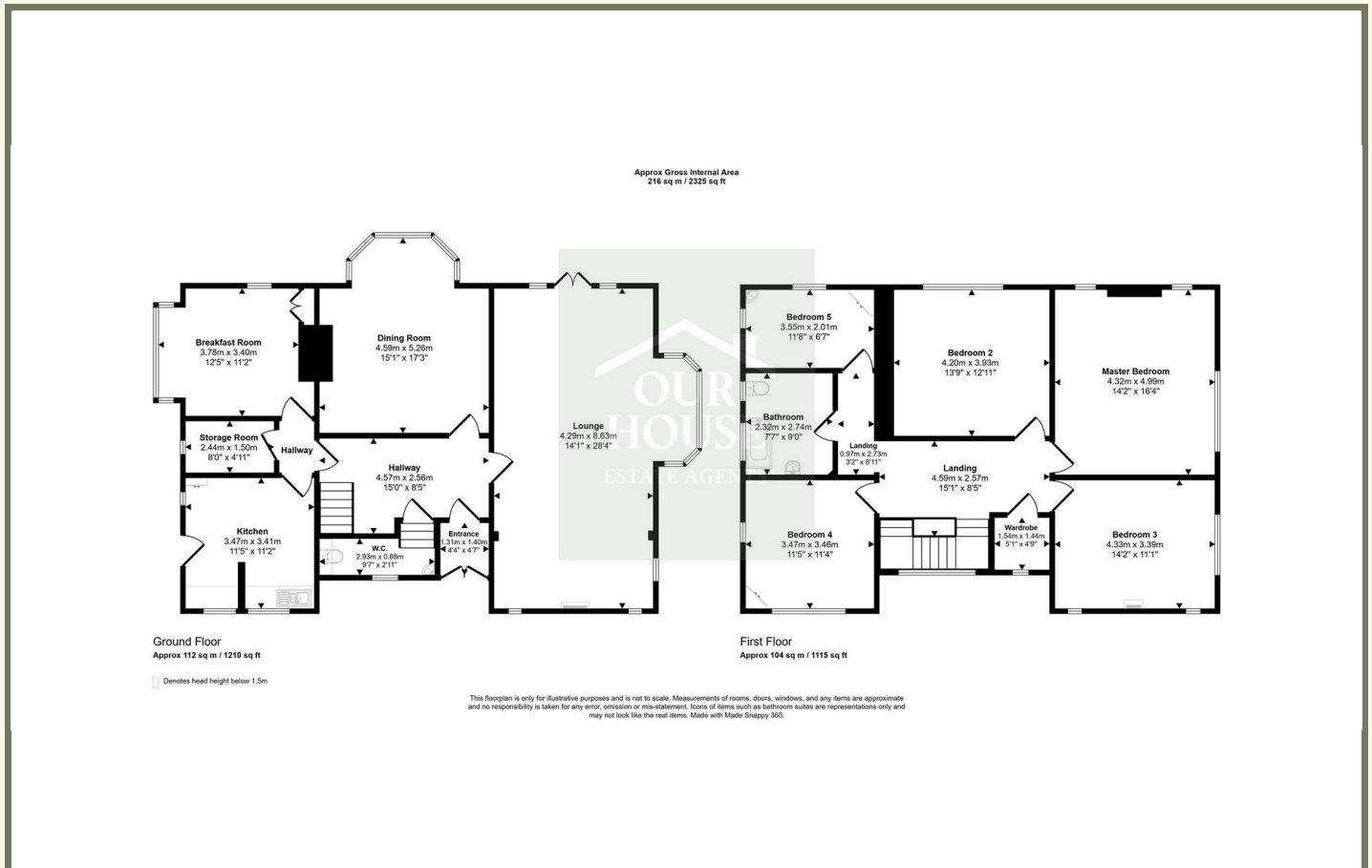
Large cupboard with a window facing to the rear and panelling.







Floorplan, EPC and location



Council Tax Band -
Exempt

Tenure - Freehold

final sales pitch - generate something from Chat



ARRANGE A VIEWING

PHONE - 01964 532121

EMAIL - office@ourhouseestateagents.co.uk

OFFICE - 20 Newbegin, Hornsea, HU18 1AG

WEB - ourhouseestateagents.co.uk