



Cemetery Lodge Southgate, Hornsea, HU18 1RE

£260.000





Situated in a central area of Hornsea and built in 1887, as one of a pair, this property carries an intriguing heritage as a former chapel of rest—an element that lends the home a unique sense of history and distinction.

This beautiful and quirky home offers upside down accommodation, comprising three generously sized bedrooms and two well-appointed bathrooms to the ground floor. The first floor is open plan providing a refined yet welcoming space which is home to a kitchen, sitting room and dining area, ideal for both relaxation and entertaining.

Architectural highlights include the two original King Post Trusses and decorative corbels—remarkable features that celebrate the craftsmanship of the Victorian era while enhancing the home's aesthetic appeal.

Externally, the property benefits from a private parking area and an attractive paved patio—perfect for outdoor dining or quiet enjoyment of the surroundings.

Currently operating as a successful holiday let, the property also represents a compelling investment opportunity for those seeking to expand or diversify their portfolio.

Combining period charm with modern ease in a sought-after Hornsea setting, this is a beautiful property of rare charm and quality—equally suited as a distinctive private residence or a high-performing holiday retreat.

EPC: Awaited  
Council Tax: B  
Tenure: Freehold

## GROUND FLOOR

### Entrance Hall

12'2" x 9'8" (3.73 x 2.95)

Original entrance door leading into welcoming and spacious hallway. Switchback staircase with spindle banister and large storage cupboard under. Radiator and LVT flooring.







### Master Bedroom

14'8" x 10'8" (4.48 x 3.27)

Two coloured windows to the side aspect. Walk-in wardrobe, radiator and carpet.

### Ensuite

10'7" x 4'7" (3.25 x 1.41)

Large step in shower, W.C. and wash handbasin with storage under. Part tiled walls with window to the front. LVT flooring, extractor fan and radiator.

### Bedroom 2

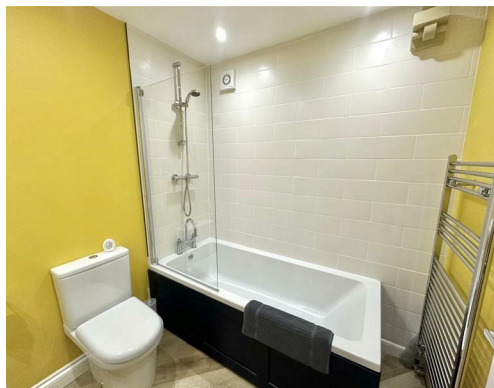
8'10" x 8'8" (2.71 x 2.66)

Coloured window to the side, radiator and carpet.

### Bedroom 3

8'9" x 8'8" (2.67 x 2.66)

Coloured windows to the front and side, radiator and carpet.



### Bathroom

9'2" x 6'6" (2.8 x 2)

Panelled bath with shower over, W.C. and pedestal wash hand basin. Part tiled walls, heated towel rail, extractor fan and LVT flooring.

## FIRST FLOOR

### Living Kitchen

30'0" x 17'5" (9.15 x 5.32)

Spanning the whole first floor is this fabulous entertaining space with vaulted ceiling showing off the two original wooden A beams. Comprising kitchen area with fitted wall and base units with complementing worktops and integrated breakfast bar. The kitchen area is well equipped with fitted one and a half bowl sink with drainer, electric oven and hob with extractor over, fridge, dishwasher and washing machine.

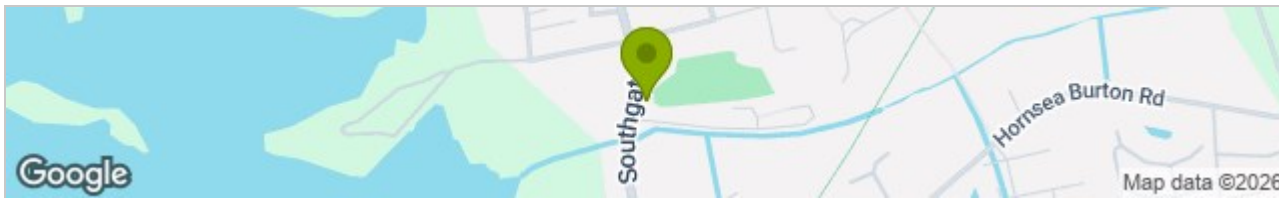
The rest of the first floor is currently laid out as spacious sitting area and space for dining table. There are two coloured windows to the side, one Velux window to the front, with three Velux windows to the rear of the property. There are three radiators to the first floor and LVT flooring.

### Outside

Private gravelled parking with paved patio area beyond. Outside tap.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	70	
(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		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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