



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## 1 Rettary Cottages

Asking Price £215,000

Winestead Lane Patrington, HU12 0NG



A stunningly finished end terrace cottage, set on the edge of this highly sought after village, offering a deceptive amount of living space both inside and out.

Blending character and modern comfort, the home retains a wealth of period features including exposed ceiling beams and feature fireplaces, whilst being thoughtfully updated to provide a stylish and practical living environment suited to modern lifestyles.

Externally, the property truly stands out. To the rear is a south facing courtyard garden, while to the side is a beautifully landscaped garden complete with raised decked seating area with balustrade, summerhouse, fish pond and planted borders, creating a serene and private space to relax.

Further enhancing the appeal is a separate garden area opposite the property, incorporating gated off street parking, wooden storage sheds and a large lawn with enclosed chicken run – ideal for those seeking a more self-sufficient lifestyle, space for children to play, or scope for further cultivation.

Internally, the property offers three first floor bedrooms along with a converted loft space accessed via a fixed staircase, providing valuable additional storage or hobby space.

Whether as a permanent residence, countryside retreat, holiday let or family home, this versatile property caters to a wide range of buyers seeking space, charm and a village setting.





To the side of the property is a parking area for two vehicles, while five bar gates open to a further hard standing area providing additional parking. This in turn leads onto a separate garden opposite the home, laid to lawn and incorporating a fenced chicken run, offering excellent versatility.

A side gate leads into the landscaped side garden, featuring planted borders, a raised decked seating area with balustrade and a summerhouse, creating a private and relaxing outdoor space. This continues around to the rear courtyard garden, which is south facing and paved for ease of maintenance.

Entering the property, a hallway with under-stairs storage leads through to the front facing lounge, featuring exposed ceiling beams and a central fireplace. French doors open through to a conservatory, enjoying views over the side garden.

Also accessed from the hallway is the dining room, which benefits from its own fireplace with solid fuel stove and French doors opening onto the rear courtyard, creating a warm and inviting space for entertaining. A staircase rises from here to the first floor.

Leading on from the dining room is the kitchen, fitted with traditional style units, including a Belfast double sink and space for a range style cooker, reinforcing the cottage aesthetic.

A well appointed ground floor shower room leads from the kitchen, fitted with a shower cubicle and feature tiling.

To the first floor, the landing provides access to three bedrooms – two doubles and a well proportioned single – while a further staircase leads up to the converted loft space, offering useful additional storage or flexible use.

**Lounge** 18'3" x 12'10" (5.57 x 3.92)

**Conservatory** 8'10" x 8'2" (2.71 x 2.50)

**Dining Room** 15'1" x 10'9" (4.60 x 3.30)

**Kitchen** 10'6" x 7'8" (3.21 x 2.35)

**Bathroom** 7'8" x 5'6" (2.35 x 1.70)

**Bedroom 1** 12'11" x 10'0" (3.95 x 3.05)

**Bedroom 2** 4.30 x 2.62

**Bedroom 3** 9'10" x 8'2" (3.00 x 2.50)

**Loft Space** 17'4" x 9'6" (5.30 x 2.92)

**Agent Note**

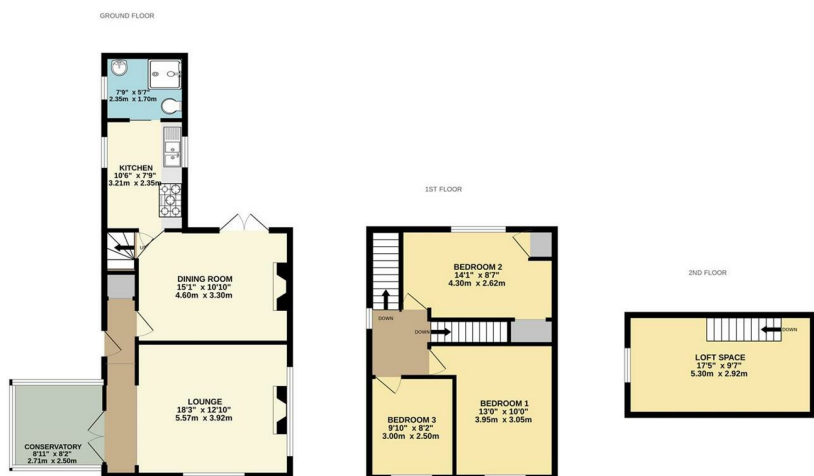
Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council tax band A.

The property is connected to mains gas and drainage is via a septic tank.



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 to their operability or efficiency can be given. Made with Metropic ©2026



**Energy Efficiency Graph**

**tenure: Freehold**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		66	76
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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