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Chartered Surveyors

Safety Cottage
Moor Lane, Thornholme
YO25 4NN

Individual cottage
Extensive gardens
Triple garage and workshop

3 bedrooms
Generous off-street parking
Versatile accommodation

Asking Price Of:
£275,000



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PROPERTY PROFESSIONALS SINCE 1891

Safety Cottage, Moor Lane

Thornholme
YO25 4NN



A most individual, extended detached cottage offering a versatile range of accommodation which includes two reception rooms as well as 3 first-floor bedrooms and breakfast kitchen.

The property is located within a short walk of open countryside and provides extensive off-street parking for multiple vehicles plus, triple garage and adjacent workshop.

The gardens are extensive and mature, featuring lawn with side borders plus further expanse of woodland style garden.

THORNHOLME

Thornholme is a hamlet in the East Riding of Yorkshire. It is situated approximately 5 miles south-west of Bridlington and 1 mile north-east of the village of Burton Agnes. It lies on the A614 road. It forms part of the civil parish of Burton Agnes.

ENTRANCE HALL

With quarter-turn staircase leading off. Vaulted ceiling and radiator.

CLOAKROOM WC

Fitted with a WC and wash hand basin. With door to exterior.

LOUNGE

11' 9" x 10' 0" (3.6m x 3.05m)

With front facing aspect. Fireplace with log burning stove upon a flagged hearth. Coved ceiling and radiator.



Open plan into:

DINING AREA

9' 10" x 11' 9" (3.02m x 3.59m)

Coved ceiling and radiator.

Double doors leading into:

KITCHEN

14' 4" x 12' 1" (4.38m x 3.69m)

Extensively fitted with a range of kitchen units featuring base and wall mounted cupboards along with drawers and worktops over.

Inset sink with single drainer and mixer tap, space and provision for an electric cooker, space and provision for a fridge freezer, space and plumbing for automatic washing machine. Radiator. Door to rear.

SITTING ROOM

18' 7" x 9' 8" (5.67m x 2.96m)

With delightful views across the garden. French doors and double window aspect.

Double panelled radiator and beamed ceiling.



LANDING

BATHROOM

With a white suite featuring panelled bath with electric shower over, pedestal wash basin and low level WC.



BEDROOM 1

14' 7" x 12' 2" (4.45m x 3.72m)

With a front facing aspect. Built in cupboard housing gas fired boiler. Radiator.



BEDROOM 2

11' 10" x 10' 2" (3.62m x 3.1m)

With a front facing aspect. Radiator.



BEDROOM 3

8' 10" x 8' 9" (2.71m x 2.68m)

With rear and side aspects and views across the garden.

OUTSIDE

The property stands fronting onto Moore Lane with an extensive vehicular access providing parking for multiple vehicles. In addition, there is a large triple garage, and workshop having three double door accesses.

The gardens are extensive and enclosed featuring rolling lawns with side planted mature borders plus further woodland style garden.



CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

SERVICES

Mains gas, electricity and water are connected to the property. Drainage is via a septic tank.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC).

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

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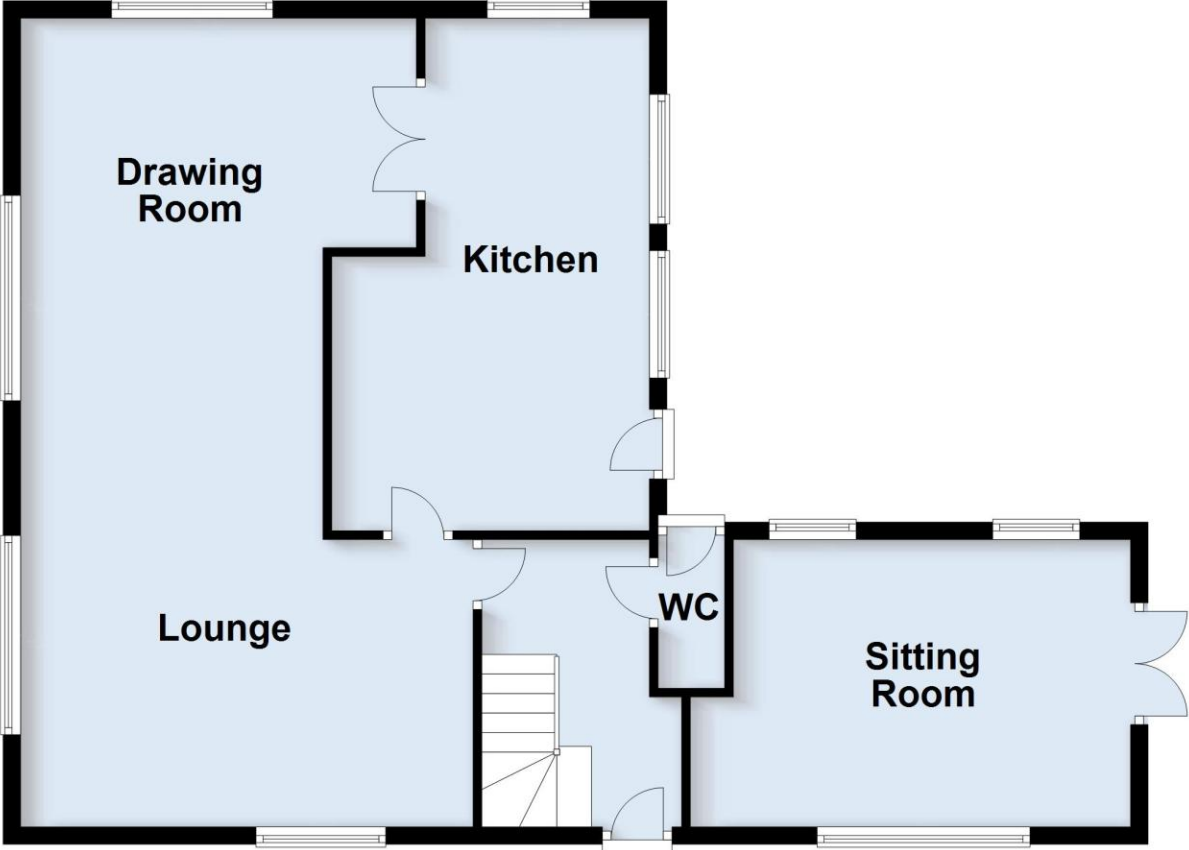
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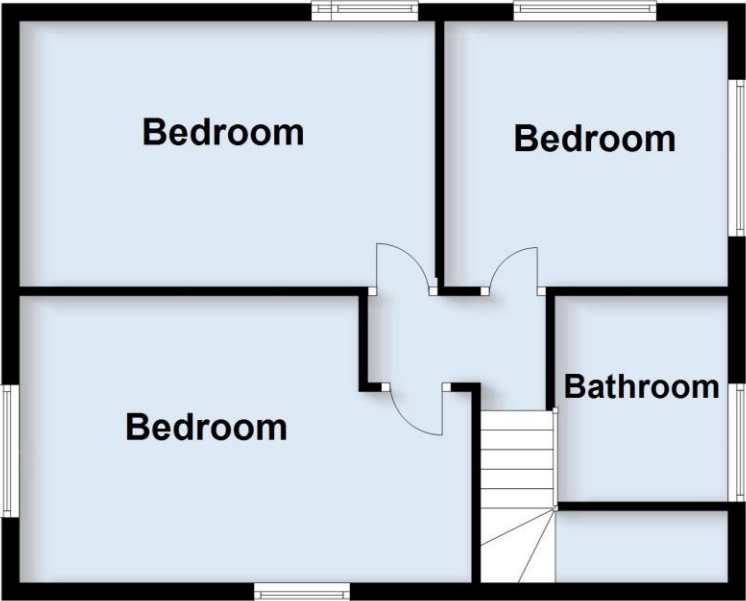
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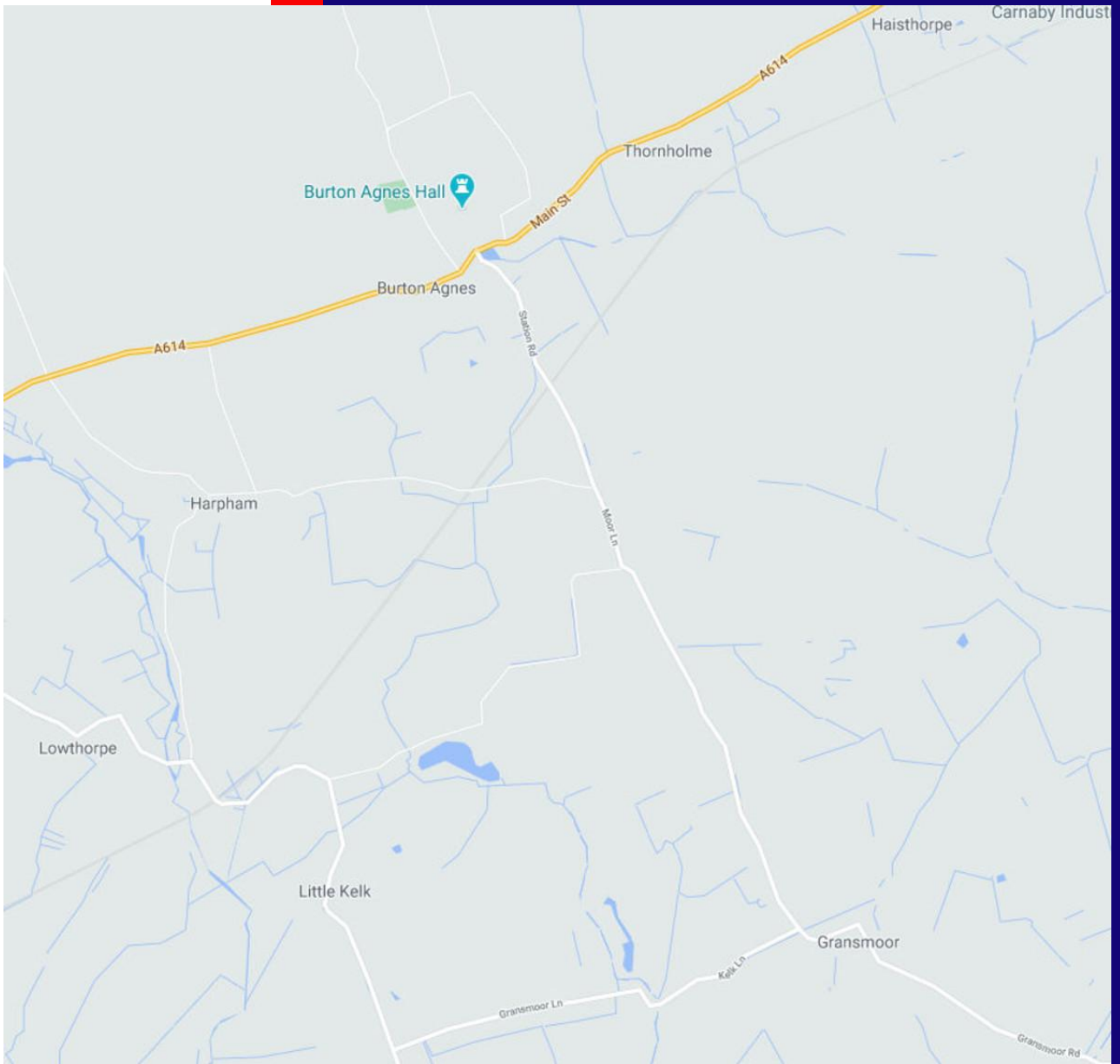
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Ground Floor



First Floor







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