



Total area: approx. 126.3 sq. metres (1359.7 sq. feet)

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>85</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>68</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 |           |



Offers over  
**£350,000**

**Virginia Cottage,  
Main Street,  
Sigglesthorpe**

**HEATING & INSULATION**  
Both a gas boiler and the wood burning stove heat radiators and domestic hot water with a solar panel connected to the hot water system. Windows include a mixture of secondary double glazing and uPVC double glazed replacement windows.

**SERVICES**  
All mains services are connected to the property. None of the services or installations have been tested.

**TENURE**  
The property is held under freehold title with vacant possession on completion

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'D'.

**VIEWING**  
Strictly by appointment with the sole agent's Beverley office on (01482) 866844.



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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**Dee Atkinson & Harrison**



# Virginia Cottage, Main Street, Sigglesthorne, HU11 5QA

**DESCRIPTION**  
 Buyers seeking a cottage in the country with a garden to enjoy the good life and rural views may well not find a home to surpass this one, which has been featured in Yorkshire Life and Move or Improve magazines. This period semi-detached property has been very sympathetically modernised and stands behind a pretty front garden and wide grass verge on the village main street - to the rear open fields stretch to the west. The four bedroomed accommodation is well appointed and extensions have provided a large open plan dining kitchen with vaulted ceiling and a second, ground floor shower room. There is character in abundance, with sliding sash windows, oak doors and flooring and a woodburner which works alongside the main boiler and solar panel making heating the home and hot water both economical and versatile.

A delightful plot of about a fifth of an acre is a gardener's dream, beautifully stocked to include fruit & veg plots and even a chicken run, whilst a large summerhouse is a great place to relax and soak in the garden and rural views beyond.

**SITUATION**  
 Sigglesthorne is a small village, with a primary school, about 3 miles from the coastal town of Hornsea which itself offers a major supermarket in addition to the town centre shops and Freeport, an outlet shopping village. There are also various tourist attractions and the mere, Yorkshire's largest freshwater lake.



**THE ACCOMMODATION COMPRISES:**

**GROUND FLOOR**

**ENTRANCE HALL**

Stable-style entrance door, stone floor and radiator. Door to staircase leading off.

**THROUGH LOUNGE**

A wood burning stove set in a chimney breast on a stone hearth is linked to the central heating and hot water systems. Rear French doors. Two radiators.

**SNUG / SITTING ROOM**

Features a cast iron fireplace with tiled inserts and period fire surround. Small understairs cupboard. Radiator.

**DINING / LIVING KITCHEN**

A sympathetically designed extension on the side of the original cottage, this triple aspect room has a vaulted ceiling with exposed beams and air to air heat source. A kitchen area is fitted with a range of purpose built timber cabinets with wood block and granite work surfaces incorporating a twin Belfast sink. A gas stove is set in a chimney breast recess. Part underfloor heating plus radiator, gas central heating boiler and rear French doors.

**WET ROOM**

With mosaic-style wall and floor tiling, shower area fitted with plumbed shower including fixed rainfall head, wash basin on timber shelf and WC. Heated towel rail.

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**

A range of fitted furniture includes three double wardrobes and a dresser with drawers. Radiator.

**BEDROOM TWO**

Fitted double wardrobe to alcove. Radiator.

**BEDROOM THREE**

Radiator.

**BEDROOM FOUR**

Full length range of fitted wardrobes. Radiator.

**BATHROOM**

Panelled bath with plumbed shower above and shower screen, wash-hand basin and low level toilet suite. Wall and floor tiling with heated towel radiator.

**EXTERNAL**

The property is set behind a copper beech hedge and wide roadside grass verge with an area of well planted front garden. A side 5 bar gate opens to a gravelled driveway leading to the rear. The drive is shared with the attached cottage which has a right of way for vehicles and pedestrians running behind this house.

**OUTBUILDINGS**

**DETACHED GARAGE**

5.26m x 2.60m (17'3" x 8'5")  
 Brick and tile with double doors, electric light and power. Lean-to attached greenhouse.

**UTILITY ROOM / STORE**

3.17m x 2.51m (10'4" x 8'2")  
 Electric light and power.

**SMALL INTEGRAL LOG STORE**

**GARDEN**

Beyond the shared driveway is an extended private parking area with space for at least four vehicles. The delightful and well stocked garden extends further to fields at the rear. This includes lawns with deep borders and beds, a patio, fruit and vegetable garden with beds and fruit canes, and a chicken run. The garden is contained by a wall to the south and a copper beech hedge to the north and on the rear boundary an octagonal summerhouse (3.69m/12'1" diameter) is positioned to enjoy views of the garden and open countryside across the adjoining fields.