



QUICK&CLARKE
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Garden House, Rectory Road, Roos HU12 0LA

**Offers in the region of
£525,000**

- Superb Location on the Outskirts of Roos
 - Individual Detached House Dating from 1989
 - Master Bedroom with Ensuite

- Delightful Views Over Open Countryside
 - Spacious Accom of Approx 1650sq ft
 - Beautiful Gardens, Double Garage & Paddock

- Private Setting within Walled Gardens
 - 20ft Lounge & 25ft Day Room & Kitchen
 - Energy Rating - E

BUILT IN 1989 BY HOBSON AND PORTER TO A BLACKMORE SON & CO DESIGN, THIS INDIVIDUAL DETACHED HOUSE ENJOYS A SUPERB SETTING WITHIN PRIVATE WALLED GARDENS AND A GRASS PADDOCK EXTENDING IN ALL TO THREE ACRES OR THEREABOUTS. THE PROPERTY ENJOYS A LOVELY RURAL ASPECT, FACING SOUTH OVER ITS OWN PADDOCK, ON THE SOUTH WESTERN OUTSKIRTS OF ROOS.

LOCATION
This property enjoys a private, rural setting on the south western outskirts of the village of Roos.

Roos is an attractive Holderness village which has a current population of over 1,000 and lies just 4 miles inland from Withernsea on the East Yorkshire Coast. Hornsea lies about 12 miles to the north and the city of Hull is also within comfortable travelling distance being about 16 miles by road to the west. The village offers good local facilities including shops, a primary school, doctors surgery, public houses and a country bus service. More comprehensive shopping facilities are available in Withernsea where secondary education is also provided for.

ACCOMMODATION
The accommodation has OIL FIRED CENTRAL HEATING via hot water radiators, UPVC DOUBLE GLAZING, a BURGLAR ALARM and is briefly arranged on two floors as follows:

ENTRANCE PORCH
With outside lights and front entrance door opening into:

RECEPTION HALL
9' x 14'8" (2.74m x 4.47m)
With a dog leg spindled staircase leading off to a first floor galleried landing, and one central heating radiator.

CLOAKS/W.C.
With a white suite comprising a pedestal wash hand basin and low level w.c., and one central heating radiator.

LOUNGE
12'6" x 22" overall (3.81m x 6.71m overall)
And including a splayed bay window to the front, double French doors and a further window to the side, a cast iron open fireplace incorporating an ornate tiled inset and an antique pine surround, ceiling cove and two central heating radiators.

DAY ROOM & KITCHEN
12' x 27' overall (3.66m x 8.23m overall)
And including a splayed bay window to the front, a French door which opens out onto the front porch, a feature 'King & Co' cast iron Range including an open fire and a pine surround, a walk in pantry leading

off, ceiling cove and two central heating radiators. The kitchen area is fitted out with a range of matching base and wall units which incorporate oak fronts with contrasting worksurfaces, an inset 1 1/2 bowl stainless steel sink, a built in Neff double oven and ceramic hob with cooker hood over, an integrated dishwasher, tiled splashbacks and a quarry tile floor covering.

REAR ENTRANCE PORCH
9' x 4'3" (2.74m x 1.30m)
With exposed brick work to the walls, quarry tile floor covering and UPVC rear entrance door.

UTILITY ROOM
8'9" x 10'6" (2.67m x 3.20m)
With a single drainer stainless steel sink unit, fitted wall cupboards, display shelving, worksurface, plumbing for an automatic washer, a ceiling mounted clothes airer, a Firebird oil fired central heating boiler and doorway leading out into the rear garden.

FIRST FLOOR
GALLERIED LANDING
With a walk in airing cupboard housing the hot water cylinder and airing shelves, access hatch and folding loft ladder leading to the roof space and one central heating radiator.

MASTER BEDROOM 1
12'6" x 11'8" (3.81m x 3.56m)
With doorway leading through to the ensuite and one central heating radiator.

ENSUITE BATHROOM
7'6" x 7'10" (2.29m x 2.39m)
With a three piece white suite comprising a panelled bath with mixer taps and hand shower, pedestal wash hand basin and low level w.c., tiling to the lower walls and one central heating radiator.

BEDROOM 2 (FRONT)
12' x 12'10" (3.66m x 3.91m)
With two double built in wardrobes and one central heating radiator.

BEDROOM 3 (REAR)
12' x 11'8" (3.66m x 3.56m)
With one central heating radiator.

HOUSE BATHROOM
8'7" x 7'10" (2.62m x 2.39m)
With a four piece white suite comprising a large shower cubicle, a panelled bath with mixer taps and a hand shower, pedestal wash hand basin and low level w.c., part tiled walls, shaver light and one central heating radiator.

OUTSIDE
The house is approached from Rectory Road via a long, sweeping driveway which widens out to form a hardstanding area in front of a gated driveway and parking court which serves both the house and brick built DOUBLE GARAGE 20'3" X 17' with two electrically operated up and over doors, side personal door, power and light laid on.

The house stands in beautiful walled gardens (which have the original tall brick walls from when the house plot formed a kitchen garden to the original farmhouse) with delightful lawned gardens on three sides which are surrounded by mature ornamental borders with a great variety of shrubs, conifers and trees. There is an octagonal shaped summer house, a part brick built potting shed and greenhouse, paved terrace areas and external lighting.

To the south of the walled garden is a large grassed PADDOCK complete with a pond a number of mature trees. To the rear and sides of the walled garden are grassed areas with a number of mature trees and an open fronted log store.

TENURE
The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

EXTRAS
All fitted floor coverings, together with other fixtures and fittings detailed in these sales particulars, will be included in the sale price.

Floor Plan (for guidance purposes only)



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(12 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

