



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Holly House School Lane

Asking Price £220,000

Holmpton, HU19 2QS



Charming two bedroom cottage set in this quaint conservation village on the coast, having been comprehensively updated throughout by the current owners this impressive home wants for nothing and must be seen to be fully appreciated! Offered to the market with no onward chain, this property offers plenty of premium fixtures and fittings the latest mod cons, with solid oak doors, underfloor heating, built-in speaker system and a log burning stove for those cosy winter evenings. With LPG heating and uPVC glazing in place this property comprises: entrance hall, open plan lounge diner with vaulted ceiling and log burning stove, modern fitted kitchen with integrated appliances, separate utility room with ground floor WC, two first floor double bedrooms with fitted wardrobes and a wet room style shower room. Outside the property occupies a large plot with a gated driveway and laid to lawn gardens that provide plenty of space and potential for future extension (subject to consents). With plenty of rural dog walks and a short walk to the beach this stunning property is perfect for any buyers looking to escape to the countryside!





Entrance Hall 11'3" x 6'0" (3.45 x 1.85)

A hardwood front entrance door opens into a front porch with Cathedral arched feature windows and opens into a central hallway with a staircase rising to the first floor landing, access through to the kitchen and lounge, wood effect tiled flooring with underfloor heating and a walk-in storage cupboard provides useful space for shoes/ coats.

Lounge Diner 19'4" x 21'3" max (5.90 x 6.50 max)

Good size L-shaped open plan living room with three uPVC windows overlooking the garden and a vaulted ceiling with three skylights providing plenty of natural lighting, with spotlights and a fireplace with a granite mantel piece and stone hearth housing a large cast iron log burning stove.

Kitchen Diner 11'5" x 22'3" (3.50 x 6.80)

Beautifully finished open plan kitchen fitted with a range of cream shaker style units with complementing dark wood worksurfaces and checker tiled splash backs, peninsula breakfast bar, a bank of larder units to one wall housing a high level electric oven and microwave along with space for a vertical fridge freezer, ceramic 1.5 bowl sink and drainer with mixer tap, integrated dishwasher, gas fired black glass hob and a stainless steel extraction fan.

Spotlights to the ceiling, plinth lights, under counter lights, tiled flooring with underfloor heating, integrated ceiling speakers, two front facing uPVC windows and a separate seating/ dining area with provisions for a wall mounted recessed TV and a functioning corner fireplace with stone hearth and granite mantelpiece.

Utility 8'2" x 6'2" (2.50 x 1.90)

Separate utility room fitted with matching units to the kitchen with a ceramic sink and drainer, space and plumbing for a washing machine, tumble dryer and under counter freezer. LPG fired combi-boiler concealed in a cupboard, tiled flooring with underfloor heating, spotlights to the ceiling, tiled splash backs, built-in storage cupboard and a uPVC stable door to the garden.

WC 2'11" x 4'3" (0.90 x 1.30)

Ground floor WC with tiled flooring and extraction fan.

Landing

Stairs rise and turn onto the landing with a uPVC front facing window, radiator and loft hatch.

Bedroom One 11'5" x 11'7" (3.50 x 3.55)

Double bedroom with a bank of fitted wardrobes to one wall, further built-in linen cupboard, radiator, spotlights and a front facing uPVC window.

Bedroom Two 9'10" x 9'6" excluding w/r (3.00 x 2.90 excluding w/r)

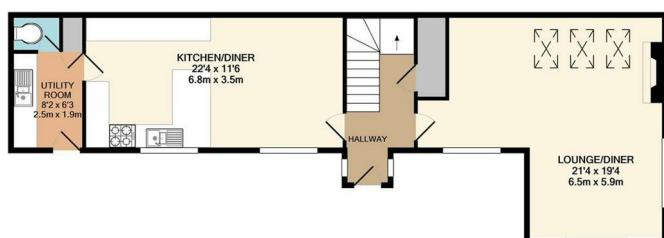
Second double bedroom with a uPVC window to the side aspect, fitted wardrobes to one wall, spotlights and a radiator.

Shower Room 8'0" x 6'8" (2.45 x 2.05)

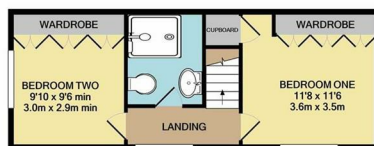
Fully tiled wet room shower room with Travertine tiled wales and mosaic border tiles, fitted with a walk-in shower cubicle with mains fed shower, vanity basin with light up mirror above, WC, extraction fan, large towel radiator and underfloor heating.

Garden

The property sits is a large plot made if up laid to lawn gardens and is enclosed to all sides by close board fencing and decorative laurel hedging. A set of wooden vehicular gates gives access onto a brick paved area that provides off street parking and a further hand gate with feature brick pillars opens onto a footpath leading up to the front entrance door. A wooden shed provides external storage, there is also a greenhouse and raised planter and buried in the front garden is the LPG tank that fuels the properties heating/hot water system. This plot size offers plenty of space for further development/extensions subject to planning and also offers a blank canvas for any keen gardeners looking to add their own stamp to a place.



GROUND FLOOR
APPROX. FLOOR
AREA 752 SQ.FT.
(69.9 SQ.M.)



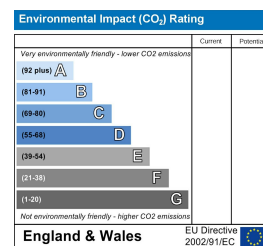
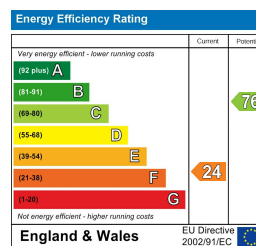
1ST FLOOR
APPROX. FLOOR
AREA 365 SQ.FT.
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1115 SQ.FT. (103.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given.
Made with Metropix (2021)

Area Map



Energy Efficiency Graph



Council Tax band:B

Directions: From our office head south out of the town on Holmpton Road and stay on this until reaching Holmpton. Continue through the village, past the George & Dragon public house and turn left onto School Lane, continuing past the church and this property is halfway down on the right hand side before reaching the village nursery.

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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