Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Estuary View Kilnsea Road

Offers Around £375,000

Kilnsea Hull, HU12 0UB

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Set in one of the area's most enviable positions, enjoying uninterrupted views across the Humber Estuary, this detached two bedroom true bungalow offers a rare opportunity to acquire a home in one of East Yorkshire's most unique coastal settings. Located in Kilnsea, on the edge of the Humber and neighbouring the Spurn Peninsula and National Nature Reserve, properties in this location rarely come to the market.

Occupying a plot extending to approximately 1.3 acres, the property offers far more than simply a home. The grounds have been carefully maintained and thoughtfully developed to create a lifestyle property that makes the very most of its remarkable surroundings. From formal gardens and useful outbuildings through to an elevated summerhouse overlooking the Humber, every aspect has been designed to enjoy the setting and abundant wildlife.

The bungalow itself provides deceptively spacious accommodation, with an open plan lounge diner enjoying estuary views, two generous double bedrooms, a modern four-piece bathroom, fitted kitchen, additional reception room and a utility area with WC. The flexible layout is well suited to a variety of buyers, whether downsizing, seeking a coastal retreat or simply wanting a home in a truly special location.

A particular highlight is the extensive outside space. The elevated summerhouse creates a wonderful place to sit and enjoy the ever-changing views across the water throughout the seasons, whilst beyond lies a charming wild garden with winding pathways through meadow grass, young trees and a natural pond attracting visiting birds and wildlife.

The property also benefits from substantial workshop and storage facilities, extensive parking and further outdoor space that may offer future potential for extension or development, subject to the necessary planning consents. For buyers seeking peace, privacy and an unrivalled connection to nature, this is a property that simply must be viewed to be fully appreciated.











A driveway leads to the property and continues through a five-bar gate to the side and rear, providing extensive off street parking and access around the grounds.

The front and side gardens are predominantly laid to lawn with established planting, creating an attractive approach to the property. Continuing around to the rear, there is a useful working area comprising a central workshop measuring approximately 6m x 3m, fitted with twin electric roller shutter doors. This is flanked on either side by two storage containers, each measuring approximately 2.5m x 6m. Both containers benefit from electricity and fitted storage racking, providing excellent workshop and storage facilities.

Beyond this area sits an elevated summerhouse measuring approximately 2.6m x 4.7m, positioned to make the most of the outstanding views across the Humber Estuary. Heated for year-round use, it provides a wonderful space to relax, entertain or simply enjoy the changing landscape and wildlife.

Continuing further into the grounds, a wild garden extends beyond, with areas of meadow grass, young trees and winding mown pathways creating an enjoyable space for peaceful walks. A natural pond attracts a variety of birdlife, whilst a further metal storage shed measuring approximately 3.9m x 4m, complete with electric roller shutter door, provides additional storage for garden machinery and equipment. Continuing further into the grounds, a wild garden extends beyond, with areas of meadow grass, young trees and winding mown pathways creating an enjoyable space for peaceful walks. A natural pond attracts a variety of birdlife, whilst a further metal storage shed with electric roller door provides additional storage for garden machinery and equipment.

Entering through the front porch, a door opens into the open plan lounge diner which extends across the front of the property. Large windows frame views across the Humber Estuary, while a solid fuel burning stove creates a cosy focal point during the colder months.

Leading through, an inner hallway provides access to two spacious double bedrooms positioned to the rear of the property, together with a stylish bathroom fitted with a four-piece suite incorporating both a bath and separate shower cubicle.

The dining area opens through to the fitted kitchen, which includes a range of integrated appliances and provides access to the side extension. Currently used as an additional reception room, this versatile space also enjoys views towards the Humber and could be utilised in a variety of ways to suit individual requirements.

Completing the accommodation, a utility room is positioned to the rear with a ground floor WC and an external door providing access to the garden.

Lounge/ Diner 22'3" x 18'11" (6.8m x 5.77m)

Kitchen 11'11" x 10'3" (3.64m x 3.13m)

Day Room 19'5" x 8'9" (5.93m x 2.68m)

Utility Room 12'10" x 12'1" (3.93m x 3.7m)

Bedroom 1 14'11" x 10'2" (4.55m x 3.11m)

Bedroom 2 11'8" x 11'8" (3.58m x 3.56m)

Bathroom 7'10" x 7'10" (2.4m x 2.4m)

AGENT NOTES

Parking: off street parking available via a private driveway with space for multiple vehicles.

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

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

Council Tax Band D

The property is connected to mains water & electricity, drainage by septic tank.

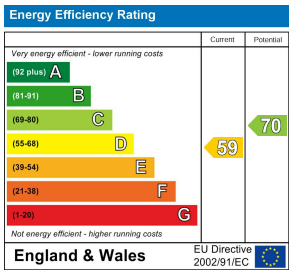
We are advised that the current owner has gifted a small piece of land to the neighbouring property and this will be registered at the land registry on completion of the sale. The current fence line and boundaries at the property are in line with what a buyer will purchase. Further information can be provided to any interested party.





Energy Efficiency Graph

Tenure: Freehold



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/give any representation or warranty in respect of the property.

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