



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 1 Coastguard Cottages

£190,000

Easington, HU12 0TP



This double fronted period house and been tastefully brought back to its former glory by the current owners, being refurbished throughout to a high standard of finish and retaining all the character and period features in place. Deceptive in size and spanning three floors culminating in a unique lookout tower that offers superb panoramic views that stretch out across to the River Humber and the North Sea! With all new uPVC glazing throughout, new electrics and gas central heating the accommodation comprises: entrance hall, ground floor WC, lounge, dining room, country style kitchen and separate utility room, to the first floor are three double bedrooms and a updated four piece suite bathroom, stairs continue to the second floor bedroom that leads into the tower with a ladder leading to the very top, outside is a low maintenance courtyard garden with traditional glazed lean-to. This property certainly offers something different and is ready to move straight into for any buyer looking to relocate to this rural coastal village.





**Entrance Hall/WC**

A recessed storm porch with decorative tiled walls leads to a uPVC front entrance door giving access into a central hallway with a staircase rising and turning to the first floor landing with an exposed wood balustrade. With laminate flooring, radiator, decorative corbels to the ceiling and steps drop down to a ground floor WC located under the stairs with basin, tiled flooring and an obscured uPVC window.

**Lounge 12'1" excluding bay x 12'11" (3.70 excluding bay x 3.95)**

With a uPVC glazed bay window to the front aspect, traditional Victorian fireplace with open grate fire and wooden mantel piece, radiator and cornice to the ceiling.

**Dining Room 12'1" excluding bay x 12'9" (3.70 excluding bay x 3.90)**

Second front facing reception room offering a formal dining space with a uPVC glazed bay window to the front aspect, laminate flooring, radiator and cornice to the ceiling.

**Kitchen 10'9" x 12'9" (3.30 x 3.90)**

Country styled kitchen with stone tiled flooring and fitted with cream shaker units with solid wood worktops and a Belfast sink. Tiled chimney breast with provisions for a range cooker with two tall cupboards to the alcove, one of which houses the gas combi-boiler. Tiled splash backs, radiator and a rear facing uPVC window.

**Utility Room 10'9" x 11'5" (3.30 x 3.50)**

Spacious utility room with a uPVC window and door opening from the rear, with cream fitted base units housing a stainless steel sink with drainer. Space/plumbing for a washing machine, dishwasher, tumble dryer and space for a vertical fridge and freezer. With tiled flooring and a radiator.

**Landing**

Stairs rise and turn onto a central landing and continue to the second floor bedroom, with a pleasant reading nook with uPVC window to the front aspect and a radiator.

**Bedroom One 12'1" excluding wardrobe x 11'5" (3.70 excluding wardrobe x 3.50)**

Front facing double bedroom with a uPVC window, fitted mirrored door wardrobes to one walls, Victorian fireplace and a radiator.

**Bedroom Two 12'1" x 12'9" (3.70 x 3.90)**

Second front facing double bedroom with a Victorian fireplace, radiator and uPVC window.

**Bedroom Three 10'9" x 12'11" (3.30 x 3.95)**

Rear facing double bedroom with radiator and uPVC window.

**Bathroom 7'10" x 11'5" (2.40 x 3.50)**

Family bathroom fitted with a modern four piece bathroom suite comprising of a walk-in shower with glass screen and a mains fed

dual shower, panelled bath with tiled niche and wall mounted tap, vanity basin and a low level WC. Laminate flooring, tiled splash backs, radiator and two obscured glass uPVC windows.

**Bedroom Four 12'9" x 25'1" (3.90 x 7.65)**

Stairs rise to this second floor loft bedroom with two uPVC windows, eaves storage space and an arch leads through into the lookout tower.

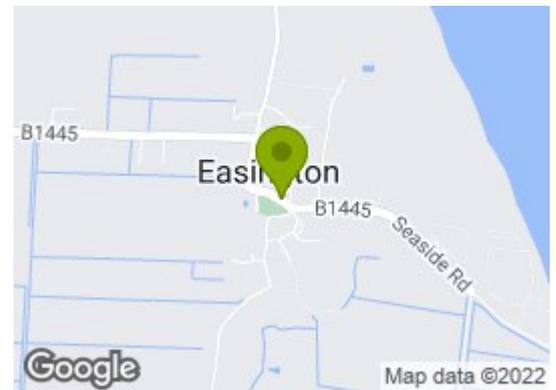
**Lookout Tower 6'10" x 6'10" (2.10 x 2.10)**

Leading from the fourth bedroom is this octagonal room with three uPVC windows facing out over the village square. A ladder and loft hatch gives access into the top of the lookout tower with uPVC windows to all sides offering panoramic views that stretch out to the River Humber and North Sea.

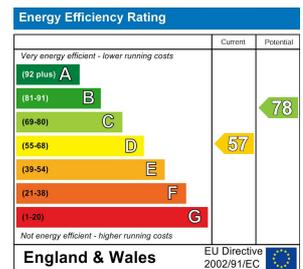
**Garden 5'1" x 15'8" lean-to (1.55 x 4.80 lean-to)**

Stepping out from the utility room is a traditional wooden frame lean-to with glass windows and ceiling providing space for potting plants and storage etc. A door opens out onto a hard standing courtyard garden at the rear, enclosed by a low walled boundary with hand gate to the roadside.

**Area Map**



**Energy Efficiency Graph**



Council Tax band:B Tenure: Freehold

**Directions:** From Hull head onto the A1033 towards Withernsea. Upon entering Patrington take the right hand fork signposted Easington. Continue past the village church and follow the road through the villages until reaching Easington, turn right at the junction onto Dimlington Road towards the village square where this property is on the left hand side opposite the church.

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