



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## 1 Holderness Cottages

£215,000

Rimswell WITHERNSEA, HU19 2DA



Set within a peaceful rural location, just a short drive from the town of Withernsea and its amenities and beachfront, this extended two/three bedroom semi-detached house offers the perfect opportunity to enjoy a slower pace of life without feeling isolated.

Positioned as one of only a handful of homes within this small countryside setting, the property enjoys a real sense of exclusivity, surrounded by open fields that provide privacy, far-reaching views and a calming, back-to-nature atmosphere. It's an ideal setting for buyers looking to escape the hustle and bustle, whilst still remaining within easy reach of everyday conveniences.

Having been extended to the ground floor, the home offers a flexible and well-balanced layout, including a ground floor bedroom – ideal for a dependant relative, guest accommodation or a home office.

The living space is both practical and inviting, centred around a stylish fitted kitchen that flows into the dining area, while the garden room with warm roof creates a bright and comfortable space to relax in throughout the year. A separate utility area with WC further enhances day-to-day functionality.

Externally, the property benefits from off street parking for multiple vehicles, while the rear garden is a standout feature – generous, well maintained and thoughtfully arranged with patio seating areas, mature planting and multiple sheds, creating a private and tranquil outdoor retreat to enjoy across the seasons.

To the first floor are two bedrooms and a generous four-piece bathroom, complete with both a large shower cubicle and a heritage style roll top bath, adding a touch of character and luxury to this charming home





A gravelled driveway provides off street parking for multiple vehicles, with a front garden enclosed by hedging, discreetly screening the LPG tank from view.

A gate leads beside the property through to the rear garden, which enjoys sunlight throughout the day and offers a variety of seating areas, mature planting and useful storage via multiple sheds – creating a private and peaceful outdoor space.

Entering through the front entrance porch, access opens into the entrance lobby with stairs rising to the first floor.

To one side, the property has been extended to create a spacious lounge, along with a versatile ground floor bedroom, ideal as a guest room, home office or additional reception space. A rear lobby from the lounge provides access out to the garden.

To the opposite side of the home is a dining room with feature beamed ceiling and a focal fireplace housing a solid fuel stove, creating a warm and characterful setting. This space is open plan to the modern fitted kitchen, which offers a wide range of gloss units, ample worktop space and room for a range style cooker and double fridge freezer.

Glazed doors lead through to the garden room, enhanced by a warm roof to allow comfortable use all year round, with French doors opening out to the garden – an ideal spot for relaxing or enjoying a morning coffee.

Leading off the garden room is a combined utility space and ground floor WC, providing further practicality.

To the first floor, a landing gives access to two bedrooms and a spacious four-piece bathroom, fitted with both a large shower cubicle and a heritage style roll top bath, completing the accommodation.

**Lounge 16'0" x 12'3" (4.9m x 3.75m)**

**Dining Room 12'11" x 13'9" (3.95 x 4.2m)**

**Kitchen 17'1" x 8'6" (5.21m x 2.6m)**

**Garden Room 10'2" x 10'4" (3.12m x 3.15m)**

**Utility/WC 7'8" x 4'11" (2.35m x 1.5m)**

**Bedroom One 9'10" x 12'7" (3m x 3.85m)**

**Bedroom Two 11'9" x 8'2" (3.6m x 2.5m)**

**Bedroom 3 10'2" x 8'6" (3.11m x 2.6m)**

**Bathroom 8'6" x 8'2" (2.6m x 2.5m)**

**Garden**

**Agent Note**

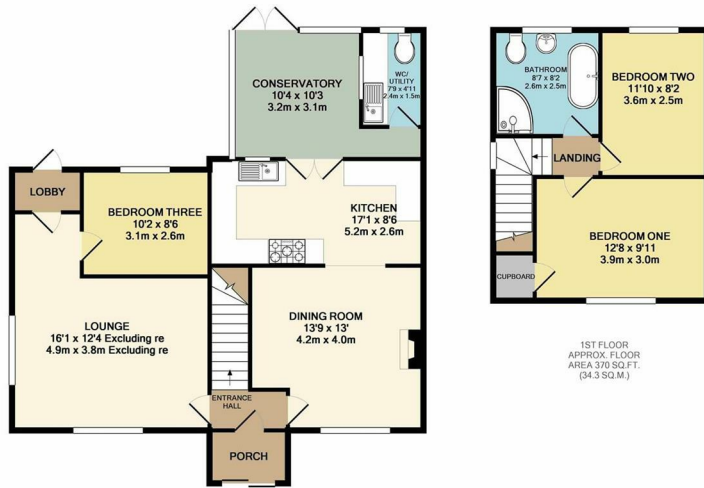
**Parking:** The property benefits from a driveway, providing off-road parking for multiple vehicles.

**Heating & Hot Water:** Both are supplied via LPG (Flogas).

**Mobile & Broadband:** We understand that mobile coverage and broadband services, including fibre to the premises, are available. For further information on providers, predicted speeds, and mobile coverage, please refer to the Ofcom checker.

**Council Tax:** Band A.

Please note that the property is served by a septic tank system which is shared with neighbouring properties. The septic tank is not located within the boundaries of the property being sold and is situated on third-party land. Buyers are advised to make their own enquiries regarding any maintenance responsibilities, rights of access, and any legal agreements relating to its use.



GROUND FLOOR  
APPROX. FLOOR  
AREA 884 SQ.FT.  
(82.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1253 SQ.FT. (116.4 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.  
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## Energy Efficiency Graph

**Tenure:** Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		85	43
		EU Directive 2002/91/EC	

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 firm's employment has the authority to make/give any representation or warranty in respect of the property.