





The Property Specialists

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The Cottage Cross Street, Great Hatfield HU11 4UR
Offers in the region of £525,000

- Stunning Country Cottage
- Set in Approx. One Acre
- Three Reception Rooms
- Delightful Setting
- Double Garage
- Simply Must Be Viewed
- Beautifully Appointed Throughout
- Super Kitchen
- Extensive Landscaped Gardens
- Energy Rating: C

RARELY AVAILABLE!

A most delightful detached country cottage which offers beautifully appointed accommodation throughout and sits in stunning gardens extending in all to approximately one acre.

LOCATION

Set in a conservation area, this property enjoys a lovely village setting within the village of Great Hatfield, fronting onto Cross Street which runs between Hornsea Road and Withernwick Road.

Great Hatfield is a small rural village which lies some 13 miles to the north east of the city of Hull, about 12 miles to the east of the market town of Beverley and within 4 miles of the East Yorkshire coastal town of Hornsea. An ideal choice for those seeking a quiet yet convenient country village location.

ACCOMMODATION

The accommodation has oil fired central heating, UPVC double glazed windows (to all but one small window in the W.C) and is arranged over two floors as follows:

ENTRANCE HALL

5'10" x 15'6" (1.78m x 4.72m)
With a hardwood front entrance door, spindled staircase leading off incorporating a small storage cupboard under, Parquet floor, one wall light point and one central heating radiator.

SITTING ROOM

14'11" x 13'9" (4.55m x 4.19m)
With an open fire incorporating a stone surround, beamed ceiling, Parquet flooring, double French doors to the lounge, two wall light points and one central heating radiator.

LOUNGE

15' x 20'7" (4.57m x 6.27m)
With picture windows enjoying a lovely outlook to the rear garden, French doors leading to the conservatory, ceiling cove, dado rail and three central heating radiators.

KITCHEN

9'1" x 15'10" (2.77m x 4.83m)
With beautifully fitted base and wall units incorporating contrasting work surfaces and tiled splashbacks with a Belfast style ceramic sink incorporating a timber worksurface and drainer, ceramic hob with canopy feature cooker hood over, integrated double oven and microwave, plumbing for a dishwasher, feature lighting, beamed ceiling, ceramic tile floor covering and one central heating radiator. The kitchen is open plan to:

UTILITY AREA

9'1" x 4'7" (2.77m x 1.40m)
With worksurfaces matching those in the kitchen, plumbing for an automatic washing machine, ceramic tile flooring, UPVC door to the conservatory and one central heating radiator.

CONSERVATORY

8'5" x 14'5" (2.57m x 4.39m)
With UPVC windows overlooking the rear garden and the enclosed courtyard, a pitched polycarbonate covered roof with French doors leading through to the lounge and French doors to the courtyard and ceramic tile flooring.

GROUND FLOOR BEDROOM

8'11" x 9'7" (2.72m x 2.92m)
With beamed ceiling and one central heating radiator.

BATHROOM/W.C.

12'1" x 5'4" (3.68m x 1.63m)
With a modern suite comprising of a twin ended bath, an independent shower cubicle, vanity unit housing the wash hand basin and concealed cistern/W.C., ceramic tile floor covering, downlighting to the ceiling, vanity mirror incorporating lighting, part tiling to the walls and a ladder radiator.

FIRST FLOOR

LANDING

With doorways to:

BEDROOM 1

10'5" x 16' (3.18m x 4.88m)
(net of deep fitted wardrobes). With deep fitted wardrobes incorporating lighting, rails and shelves, dormer windows to the front and rear, two wall light points and one central heating radiator.

BEDROOM 2

9' x 15'9" (2.74m x 4.80m)
With dormer windows to the front and rear and two central heating radiators.

SEPERATE W.C.

7'7" x 3'8" (2.31m x 1.12m)
With a white suite comprising of a low level W.C., pedestal wash hand basin with tiled splashback, engineered timber flooring and one central heating radiator.

OUTSIDE

The property sits in an extensive garden plot which extends in all to approximately one acre. There is a foregarden with a walled frontage, a wide block paved driveway leads to a double detached brick built garage (21'5" x 16'6") with twin up and over main doors, side

personal door, power and light laid on. There is an enclosed walled courtyard to the side of the property which incorporates borders and creates a lovely al fresco dining area and large wooden gates lead through to the main gardens.

The rear garden is beautifully landscaped with well thought out extensive planting, mature trees and shrubs and really provides a truly attractive feature of this property and can only be appreciated by a formal viewing. The garden enjoys a great deal of privacy along with external power points and two outside cold water taps (one in the courtyard and one in the back garden).

COUNCIL TAX BAND

The council tax band for this property is a band E.

PLANNING CONSENT

Planning consent was granted in June 2024 for the erection of a first floor extension and single storey extension to the rear following the demolition of the existing conservatory. These plans can be viewed at Quick & Clarke Hornsea office or on East Riding of Yorkshire planning portal. The plans include the formation of a master suite and garden room and would make the property into a four bedroomed cottage.



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.