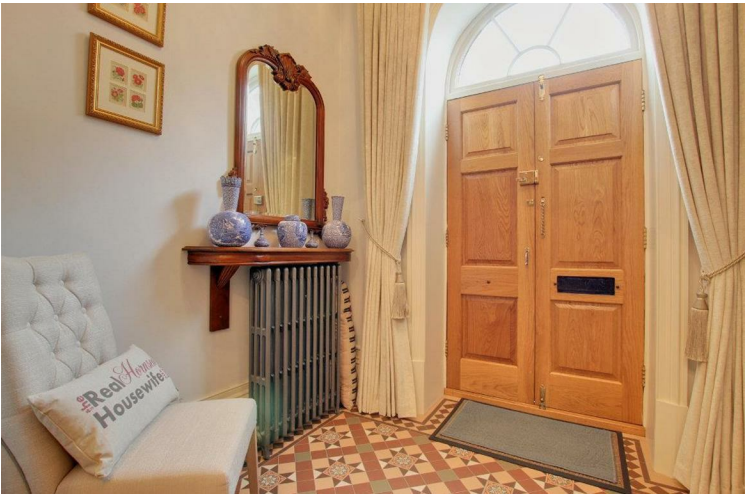
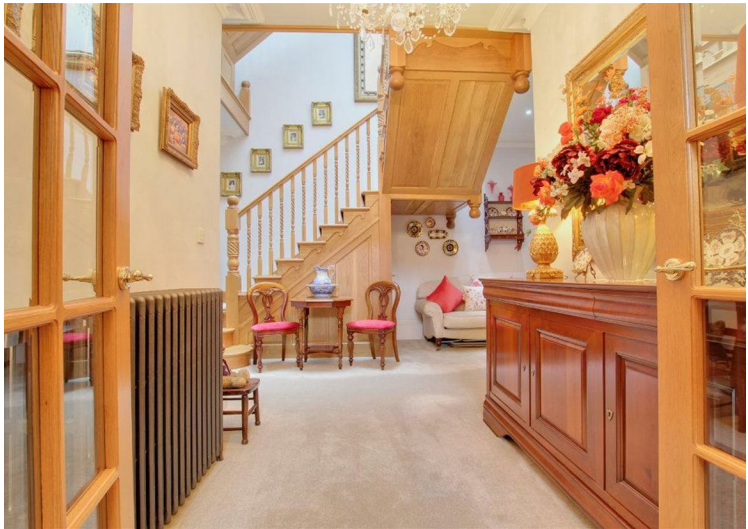






The Property Specialists

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Wesley House Back Southgate, Hornsea HU18 1BB
Offers in the region of £420,000

- Stunning Spacious Property
- Award Winning Building
- Former Wesleyan Chapel
- Mere & Town Views
- Super Town Centre Location
- Roof Garden
- Over 2500sq ft of Accom
- High Spec Throughout
- Energy Rating - C

A quite stunning 'Award winning' home set in the centre of this popular seaside town, built originally a Wesleyan chapel in 1814 the property has been since converted to provide a high specification contemporary living space extending to some 2500 sq ft. This property can only be fully appreciated by an internal inspection with so many attractive features from a solid Oak staircase sitting in the centre of the building opening to a glass atrium, automated sound systems along with solid oak shutters and arched sash windows to name but a few.

A superb architectural delight which simply must be viewed to appreciate all that is on offer.

LOCATION

This property is located at the corner of Back Southgate and Chambers Lane, within the Conservation Area of the old town of Hornsea and very well placed for access to the main town centre, Hornsea Mere and most local amenities.

Hornsea itself is a small East Yorkshire coastal town with a resident population of over 8,000. The town is perhaps best well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park, along with Hornsea Mere which forms Yorkshire's largest freshwater lake. The town lies within 18 miles drive of the city of Hull and 13 miles of the market town of Beverley.

ACCOMMODATION

This award winning home was skilfully converted and rebuilt from a Wesleyan Chapel to create a superb, individual and quite exceptional home which now provides accommodation extending to some 2500 sq ft with many attractive features. Awarded the chairman's award for 'Enhancing The Built Heritage of The East Riding of Yorkshire' this property only needs to be seen to appreciate all that is on offer.

The accommodation features arched sash windows with stone sills, matching arched lintels and oak shutters, and includes a Smart Home System by Control4 which controls the lighting, external lighting and security cameras, a burglar alarm system, TV and computer data points and telephone points. The accommodation also has a pressurised mains gas central heating via hot water radiators from a recently installed boiler and Clearwater purifier along with a Nest control system, a water softener, double glazing and is arranged on three floors as follows:

ENTRANCE VESTIBULE

8' x 6'3" (2.44m x 1.91m)
With solid oak entrance doors incorporating an arched fan light above, ornate tiled floor covering, ceiling cornice and centre rose, one central heating radiator and twin arched doors to:

RECEPTION HALL

18'4" x 17'4" overall (5.59m x 5.28m overall)
Which features a magnificent solid oak staircase which leads up through the centre of the building to a glass atrium and provides access to the first and second floors. The hallway has ceiling cornice, centre rose, downlighting to the ceiling, a built in understairs cupboard, two cast iron radiators and there is ornate tiling which matches the entrance porch underneath a fitted carpet and this could be easily reinstated.

REAR HALL & CLOAKS ROOM

6'7" x 9' (2.01m x 2.74m)
With bespoke built in storage which incorporates cloaks rail along with shoe storage, Karndean flooring, ceiling cornice, downlighting to the ceiling, a cast iron radiator and personal door into the integral tandem double garage.

INTEGRAL GARAGE

10'10" x 32'8" (3.30m x 9.96m)
With an automatic up and over door, utility area with fitted units, stainless steel sink and plumbing for an automatic washer, additional wall mounted store cupboards, a recently refitted Worcester gas central heating boiler, built in cylinder cupboard housing a pressurised hot water system, two central heating radiators and rear entrance door.

GROUND FLOOR BEDROOM 2

11'9" x 14'5" (3.58m x 4.39m)
With ceiling cornice, centre rose, downlighting and a cast iron radiator.

GROUND FLOOR BEDROOM 3

11'9" x 14'5" (3.58m x 4.39m)
With ceiling cornice, centre rose, downlighting and a cast iron radiator.

SHOWER ROOM

6'8" x 9'1" (2.03m x 2.77m)
With a white suite comprising of a vanity unit which houses the wash hand basin and a concealed cistern/w.c, cupboards with marble tops, a walk in shower with Mira shower over, Karndean flooring, ceiling cornice, downlighting to the ceiling and a ladder style hot towel radiator.

FIRST FLOOR

GALLERIED LANDING

With natural lighting from the glass atrium, exposed roof beams, solid oak flooring and a cast iron radiator.

LOUNGE

32'7" x 12'1" (9.93m x 3.68m)
With a Victorian style cast iron basket grate fireplace incorporating a gas living flame effect fire with a slate hearth, two arched windows to either side, a vaulted ceiling with glass atrium, exposed roof beams, solid oak flooring, built in speakers to provide 'surround sound', two cast iron radiators and open plan to:

DINING ROOM & KITCHEN

10'11" x 23'6" overall (3.33m x 7.16m overall)
With solid oak flooring, open beams to the ceiling, two arched windows, downlighting to the kitchen area and two central heating radiators. The kitchen has a good range of fitted base and wall units which incorporate granite worksurfaces and a

matching dresser unit to the dining area. There is a built in Neff double oven and five ring gas hob with extractor hood over, water purifier, integrated Neff microwave, integrated Bosch fridge and dishwasher, a wine rack and an inset one and half bowl stainless steel sink.

INNER HALL

Leading to:

MASTER BEDROOM 1

13'3" x 10'10" (4.04m x 3.30m)
With ceiling cornice, centre rose, downlighting, cast iron radiator and doorways leading off into an en suite bathroom and a walk in dressing room.

EN-SUITE BATHROOM

10'4" x 7'2" (3.15m x 2.18m)
With a white suite comprising of a vanity unit housing the wash hand basin and concealed cistern/w.c. with cupboards and marble tops, a feature freestanding bath with screen and rain shower over, ceiling cornice, downlighting, Karndean flooring and a ladder style hot towel rail. (The ensuite can also be accessed from the inner hallway).

WALK IN WARDROBE

6'6" x 11'6" (1.98m x 3.51m)
With a high semi vaulted ceiling incorporating exposed roof beams, an extensive range of hanging rails and a cast iron radiator.

SECOND FLOOR

SMALL LANDING

Leading to:

SNUG SITTING ROOM/4TH BEDROOM/OFFICE

11'11" x 16'2" (3.63m x 4.93m)
With a vaulted ceiling incorporating exposed roof beams, solid oak flooring, arched window providing elevated views to Hornsea Mere, under eaves storage space, cast iron radiator and double French doors with matching side panels opening out onto the roof garden.

ROOF GARDEN

12' x 11'4" (3.66m x 3.45m)
With an artificial lawn surrounded by a brick balcony wall and PVU fencing above and enjoying some super elevated views of the town and towards Hornsea Mere. The roof garden also incorporates an external television point, power points and downlighting above the French doors.

OUTSIDE

Along with the roof garden there is a handgate that leads through a screen wall from Chambers Lane, on the western side of the property into a walled side garden area which has a concreted surface and rear canopy porch above a personal door leading into the garage.

EXTRAS

A host of furnishings and extras are available by negotiation.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND: D



VIEWS 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.