



Quick & Clarke

PROPERTY SPECIALISTS

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Cobble Garth Main Street, Skipsea, East Yorkshire, YO25 8SJ
Offers in the region of £425,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Superb Family Home
- 2500sq ft of living accommodation
- Master with En-Suite
- Excellent Range of Outbuildings
- Simply Must be Viewed

- Scope for Further Development (Subject to planning)
- Three Reception Rooms
- Delightful South Facing Gardens
- Former Barns
- Energy Rating - E

A rare opportunity to purchase a substantial family home offering well presented, spacious accommodation extending to some 2500sq ft, along with host of outbuildings including a workshop, stores, extensive gated courtyard, a 40ft cobble and brick built barn with adjoining 25ft store and open fronted garage - offering lots more potential subject to any necessary Local Authority approvals.

LOCATION
This property enjoys an extensive frontage onto Main Street at its junction with Leys Lane.

Skipsea is located some 5.5 miles to the north of Hornsea and about 8.5 miles to the south of Bridlington, the village has its own primary school, public house and shops, with a more comprehensive range of facilities readily available in Hornsea. Ideal for those wishing to live near the coast but still wanting to be within commuting distance of Bridlington, Beverley, Driffield and Hull, Skipsea is a village which is well worth considering.

ACCOMMODATION
With origins believed to date back to the 1800s and once the village butchers shop, the main accommodation now extends to some 2500sq ft and offers a superb family home which simply must be viewed to appreciate all the space that is on offer both internally and externally.

The accommodation has LPG gas central heating via hot water radiators, Upvc double glazing to all but two roof lights which are double glazed with hardwood frames.

RECEPTION HALL
9'11" x 12'6"
With composite front entrance door, laminate flooring, inner hall leading off, stairs leading to the first floor, built in storage cupboard, two wall light points and one central heating radiator.

LOUNGE
14'11" x 21'10"
With a wood burning stove set in a brick recess, exposed beams to the ceiling, four wall light points, double French doors to the rear garden and two central heating radiators.

DINING ROOM
16'3" x 12'11"
With beams to the ceiling, ceramic tile floor covering, three central heating radiators and open square archway to:

KITCHEN
20'10" x 7'1"
With base and wall units incorporating contrasting work surfaces with stainless steel sink unit, built in oven and split level gas hob with cooker hood over, matching breakfast bar, tiled splashbacks, plumbing for an automatic washing machine, downlighting to the ceiling, ceramic tile floor covering and doorway to:

REAR PORCH
9'9" 6'3" overall
With a Upvc rear entrance door, ceramic tile floor covering, one central heating radiator and cloaks/W.C. off: with a corner wash hand basin, ceramic tile floor covering, low level W.C. and one central heating radiator.

SITTING ROOM
14'1" x 12'7"
With a multi-fuel stove, timber flooring and one central heating radiator.

STUDY
8'8" x 12'4"
With laminate flooring and one central heating radiator.

FIRST FLOOR
LANDING
With inner hallway leading off and two double glazed Velux roof lights, a built in cupboard which houses the central heating boiler, access hatch to the roof void and doorways to:

MASTER BEDROOM
9'7" x 20'
With two wall light points, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM
8'3" x 7'2"
With an independent shower cubicle, low level W.C., pedestal wash hand basin, part tiling to the walls and one central heating radiator.

BEDROOM 2 (REAR)
11'6" x 14'10"
With one central heating radiator.

BEDROOM 3 (SIDE)
14'10" x 9'11"
With one wall light point and one central heating radiator.

BEDROOM 4 (FRONT)
12'2" x 9'5"
With one wall light point and one central heating radiator.

BATHROOM/W.C.
1'10" x 7'2"
With a corner bath incorporating mixer taps and hand shower over, low level W.C., pedestal wash hand basin, part tiling to the walls, downlighting to the ceiling and one central heating radiator.

OUTSIDE
Enjoying an extra large corner plot with an extensive frontage onto Main Street the property offers enormous potential, with a host of well maintained outbuildings which could offer scope for re-development subject of course to any local planning approvals.

Double opening timber gates lead to the extensive gravelled courtyard where there is a large brick and cobble built barn, adjoining store and open fronted garage.

A formal garden sits to the rear of the property and enjoys a lovely southerly aspect with mature planting, lawn, raised beds and a vegetable garden with two green houses. The gardens have a mainly walled and fenced surround and enjoy a great

deal of privacy. A host of further brick and cobbles stores sit to the side of the garden and include a garden store, wood store 5'1" x 6'2", workshop 14'10" x 9'3" and a further large workshop 21'1" x 16'5" which has double opening timber gates, power and light laid on.

OPEN FRONTED BARN
40'8" x 17'9"

BARN / STORE
25,4" x 18'5"

OPEN FRONTED GARAGE
16'1" x 18'3"

COUNCIL TAX BAND
The council tax band for the property is band D.

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.

