

Driftwood, Rolston Road

**Rolston
HU18 1XP**

**Offers In The Region Of
£525,000**

Nestled in the sought after area of Rolston, near Hornsea, this stunning detached house, built in 2015, offers a perfect blend of modern living and coastal charm. With three generously sized bedrooms and a well-appointed bathroom, this property is ideal for families or those seeking a tranquil retreat by the sea.

As you enter, you will be greeted by a spacious reception room that boasts spectacular views of the coastline, creating a serene atmosphere that is perfect for relaxation or entertaining guests. The bespoke design of the home adds a unique touch, ensuring that it stands out as a true 'wow factor' property.

The spacious rooms throughout the house are filled with natural light, enhancing the overall sense of openness and comfort. The property also features ample parking for up to eight vehicles, making it convenient for families or visitors.

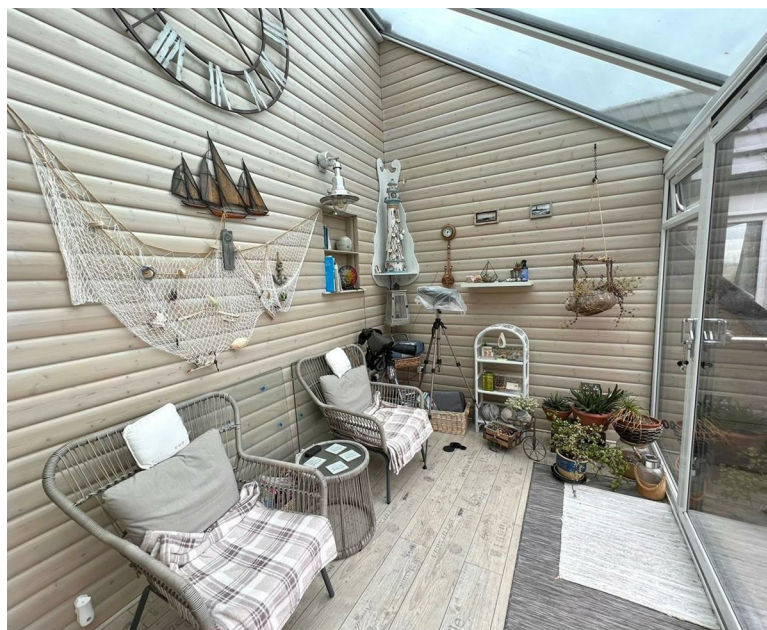
With its proximity to the beautiful coastline, this home presents an excellent opportunity for those considering an ABNB rental, allowing you to capitalise on the area's appeal to holidaymakers. Whether you are looking for a permanent residence or a holiday home, this property is sure to impress with its modern amenities and breathtaking views.

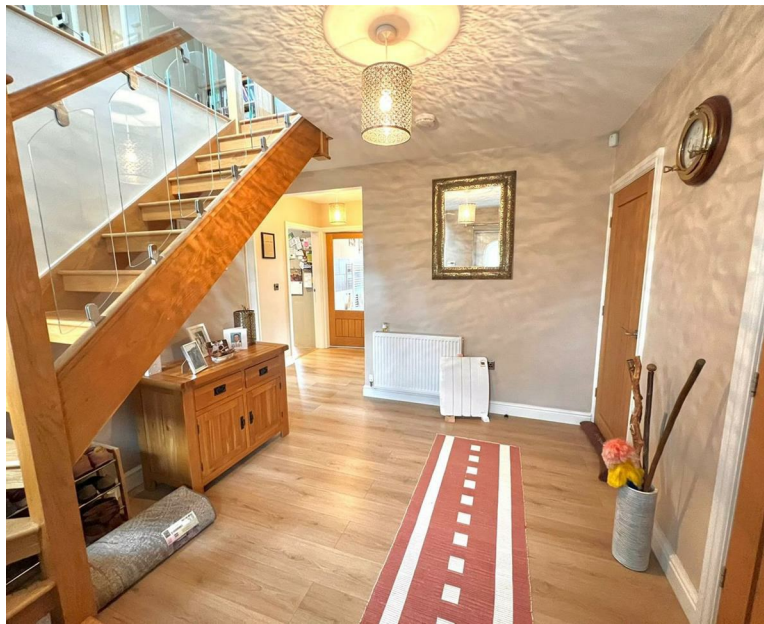
In summary, this delightful detached house in Driftwood, Rolston, near Hornsea, is a rare find that combines contemporary living with the beauty of coastal life. Don't miss the chance to make this exceptional property your own.

Must be viewed to truly appreciate!!

EPC-D Council Tax Band- D Tenure-Freehold

- Spectacular sea views of the East Yorkshire coastline
- Beautiful detached property that is key ready in a rural location with uninterrupted views
- Ample parking spaces and room for several motorhomes
- Arrange a visit to be blown away by the views and amazing features this home has to offer
- Business opportunity of ABNB created by the log cabin accessed by secluded drive
- Tastefully decorated to high standard with features such as bespoke kitchen
- For keen gardeners there is an extensive poly tunnel within the gardens
- Sweeping well maintained drive with dual entrance and space for multiple parking
- Glorious airy property with plenty of natural light and breath taking scenery
- Outstanding home that must be viewed to truly appreciate







Living Room

3.46 x 7.46 (11'4" x 24'5")



Tastefully decorated living area with windows to the front and side of the property boasting views of open countryside. A feature of the room is the multi fuel burning stove with openings to both lounge and kitchen diner with attractive oak beam mantelpieces to both sides. Two double radiators each side provides additional heat. TV point and laminate flooring.

Kitchen Diner

4.27 x 6.40 (14'0" x 20'11")



Beautifully presented kitchen diner a matching range of soft grey glossy wall and base units with speckled granite work surfaces over incorporating a double Belfast sink with mixer tap. There is an integrated dishwasher and double oven incorporating a grill. There is a good sized island unit with ample storage and seating area that also houses the gas hob with extractor hood strategically positioned above. The dining area features a wood burning stove sitting on a slate hearth with an oak beam mantle to enhance the stove.

Entrance Hall

3.45 x 3.05 (11'3" x 10'0")

Walk through the beautiful brick built porch with a composite door to a breath taking entrance hall consisting of wooden flooring plus solid oak staircase, complimented with spectacular glass and steel balustrade leading to the spacious first floor landing. Porthole window to front adds character also a built in cupboard.

Master Bedroom

5.87 x 3.56 (19'3" x 11'8")



Fabulous views overlooking the East coast cliffs and Bridlington Bay. Window to the side, plenty of space with fitted wardrobes, tastefully finished with laminate flooring. Two eaves storage cupboards with light.

Conservatory

4.11 x 2.37 (13'5" x 7'9")



A spectacular room offering panoramic views of the coastline, sliding patio doors leading onto a balcony with a glass and steel balustrade. The views from this room are amazing. The balcony has ample room to house table and chairs. The glass roof is self cleaning.

Cloakroom

2.55 x 1.47 (8'4" x 4'9")

A large sized cloakroom with window to side and a beautiful porthole window to the front of the property. Wall mounted hand basin, a low level w.c and bidet, tiled flooring and a ladder style radiator plus wall mounted hand dryer.

Sitting Room/Bedroom 3

4.2 x 3.66 (13'9" x 12'0")

Spectacular views of the garden through the French doors to rear of the property whilst a window at the side makes this a wonderful airy room to relax in boasted with laminate flooring as well as a radiator.

First Floor Landing

4.69 x 3.14 (15'4" x 10'3")



The first floor landing is a wonderful light area with solid oak doors leading to the bedrooms and observatory. Access to the roof space and two dormer windows allowing natural light to the space looking out to open countryside.

Utility Room

2.55 x 1.47 (8'4" x 4'9")

A well designed room with ample wall and base units for storage plus a sink with a drainer and mixer tap to deal with all laundry needs. Plenty of space to house a washing machine, tumble dryer and a freezer. It has a window and a door to the rear to access the garden.

Bedroom 2

3.59 x 3.32 (11'9" x 10'10")

A good sized bedroom with a dormer window overlooking the rear garden. Laminate flooring compliments the wonderful solid oak door leading to the first floor landing. The eaves can be accessed for additional storage.

Bathroom

3.34 x 2.42 (10'11" x 7'11")



A gorgeous white four piece bathroom suite enhanced by an oval

paneled bath. The lighted mirror surrounded by tiled walls is truly beautiful. There is a low level wc and bidet, plus a large step in shower cubicle with extractor fan over which compliments this spacious bathroom. There are the added features of a shaving point and ladder radiator.

Gardens



The property boasts many different areas of garden with a gravel drive leading to the bottom of the garden where there is a gate to allow access to the coastline of Rolston. A 10 foot is mentioned on the deeds for permanent access to the clifftop. The front garden has ample mature plants with two large five barred gates to allow in and out access to the main road. There is an LPG tank for the central heating which is tastefully camouflaged with shrubs. The digester is also housed here.

Garage



The detached garage is a one and half garage accessed from the side of the front driveway. Personal door from the garden.

Log Cabin

10.67m x 3.96m plus extension (35'0" x 12'11" plus extension)



The log cabin is fully insulated and creates a fantastic opportunity for either extended family use or to use as an ABNB (subject to current permissions) It has two bedrooms, a kitchen area leading to the lounge plus dining area. The extension has a unique feature of a tree adapted to form a seating area plus a covered chimney. Patio doors lead out onto wooden decking and wooden garden furniture. The log cabin is accessed down the side drive giving it a secluded spot, as well as making it private for guests to access.

About Us

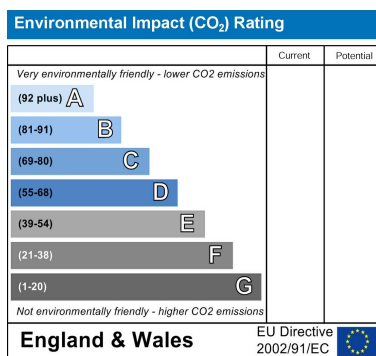
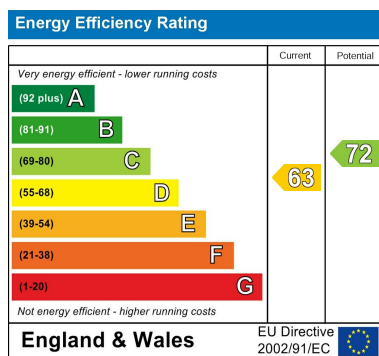
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Disclaimer

Laser Tape Clause - Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



Total area: approx. 169.4 sq. metres (1823.6 sq. feet)



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