Phone: 01964 533343
Email: info@hpsestateagents.co.uk

HPS
ESTATE AGENTS









Back Westgate

Hornsea, HU18 1BL

Beautifully Renovated Three Bedroom Cottage in the Heart of Hornsea

This charming three-bedroom cottage has been thoughtfully renovated throughout and is currently operating as a successful holiday let, offering an excellent opportunity for those seeking either a ready-made investment or a beautiful family home. The spacious accommodation comprises a welcoming lounge, separate dining room, fitted kitchen, utility room, three well-proportioned bedrooms, including an en-suite, and a contemporary family bathroom.

Externally, the property benefits from a beautifully presented, low-maintenance paved courtyard, perfect for relaxing or entertaining guests.

Ideally situated in the popular seaside town of Hornsea, the property is within easy reach of the beach, local shops, cafés, schools and everyday amenities. With excellent transport links to Beverley and Hull, both approximately 13 miles away, this delightful cottage combines coastal charm with everyday convenience, making it a must see property.

EPC- C, Council tax band- A, Tenure- Freehold

£270,000

Entrance Hall
4'1" x 3'10" (1.27 x 1.19)
External wooden cottage style door with glazed window. Oak interior door leading through to the kitchen, laminate flooring and housing the electric consumer box.

Dinning Kitchen
11'3" x 15'4" (3.45 x 4.68)
Beautifully fitted with a range of quality oak wall and base units complemented by generous work surfaces, a sink with drainer and mixer tap, integrated electric oven and microwave, integrated dishwasher, and a freestanding Esse Range (gas). The impressive breakfast island provides additional storage, seating, and an induction hob, making it the perfect space for cooking, dining, and entertaining. Finished with part-tiled walls and flooring, the room also features a charming fitted window seat overlooking the front of the property, creating a delightful spot to relax while enhancing the cottage's character.

Utility
9'6" x 5'6" (2.90 x 1.69)
Accessed directly from the kitchen, the utility room continues the attractive oak cabinetry with matching base units and complementary work surfaces, providing a practical extension to the kitchen. There is space and plumbing for a washing machine, along with useful understairs storage. Finished with laminate flooring, the room benefits from a window overlooking the side aspect towards the rear garden and a door providing direct access to the enclosed rear garden.

WC
5'10" x 3'6" (1.78 x 1.08)
Finished to a high standard a ground floor WC fitted with a low-level WC and wash hand basin set within a vanity unit with storage beneath. Complemented by attractive panelled walls, stylish floral wallpaper, tiled flooring and an obscured window providing natural light and ventilation.

Dinning Room
12'9" x 8'5" (3.91 x 2.57)
A generously proportioned dining room, beautifully blending traditional cottage character with modern finishes. Featuring exposed ceiling beams, laminate flooring, a radiator, and a double-glazed window to the front elevation allowing plenty of natural light to fill the room. Offering ample space for a large dining table, this inviting room is ideal for family meals and entertaining while retaining the charm and warmth expected of a period cottage.

Living Room
17'1" x 12'0" (5.22 x 3.68)
A spacious and inviting living room, centred around a charming gas stove set within an attractive brick fireplace with a substantial timber mantel, creating a wonderful focal point. The room benefits from a double-glazed window to the front elevation, French doors opening onto the rear garden, a radiator, and fitted carpet, providing a bright and comfortable space ideal for relaxing or entertaining.

First Floor Landing
9'0" x 8'6" (2.75 x 2.61)
Window facing to the side of the property, spindled banister, carpeted flooring. Doors leading to all bedrooms, family bathroom and convenient access to roof space.

Master Bedroom
11'8" x 12'5" (3.57 x 3.79)
Generously proportioned and well-presented master bedroom, enjoying a double-glazed window to the front elevation that allows for plenty of natural light. The room features fitted carpet, a radiator and attractive oak internal doors one of which provides direct access to the stylish en-suite creating a comfortable and private retreat.

En-Suite
4'0" x 11'10" (1.23 x 3.62)
Stylishly appointed en suite comprising a walk-in shower with glazed screen, wash hand basin set within a vanity unit and low-level WC. Finished with contemporary tiled walls to the shower area, herringbone-effect flooring, heated chrome towel rail, recessed spotlights and a window to the side elevation providing natural light.

Bedroom 2
11'5" x 7'4" (3.49 x 2.24)
A spacious double bedroom with a double-glazed window to the front elevation, allowing for an abundance of natural light. The room benefits from fitted carpet and a radiator, providing a comfortable and versatile space suitable for family members or guests.

Bedroom 3
11'11" x 8'8" (3.64 x 2.66)
A well-proportioned third bedroom featuring a double-glazed window to the side elevation, allowing for plenty of natural light. The room benefits from fitted carpet and a radiator, making it an ideal guest bedroom, child's room or home office.

Bathroom
2.54 x 2.24
Beautifully appointed family bathroom featuring a freestanding roll-top bath with mixer tap and shower attachment, pedestal wash hand basin and curved corner shower cubicle. Finished with decorative tiled flooring, attractive panelled walls, recessed spotlights and a window to the front elevation providing natural light.

Rear Garden
Enclosed rear garden with gated side access, providing convenient access to the front of the property. A private paved outdoor space with planted boarders, mature shrubs and hedgedand fenced boundaries. Ideal for relaxing, entertaining, or enjoying al fresco dining.

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.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Valuations
If you are considering selling your home, our valuer would be delighted to meet with you to discuss your requirements. Our dedicated team works closely with you, providing support and guidance every step of your journey.
Call to book your FREE Valuation on 01964 533343.

- Recently renovated throughout to a high standard
- Spacious and stylish family bathroom
- Separate utility room providing additional storage and practicality
- Ideal for growing families or investment/business opportunity
- Three generous double bedrooms
- Contemporary en suite to the master bedroom
- Private enclosed rear garden with gated side access
- Full of charm with beautiful cottage-style features
- Convenient ground floor WC/cloakroom
- Ideally situated within easy reach of local amenities, schools and transport links














Floor Plan

GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



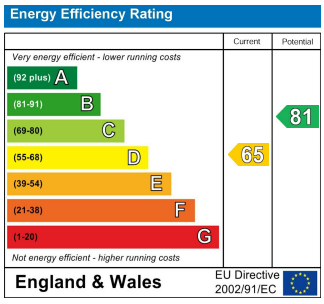
1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.

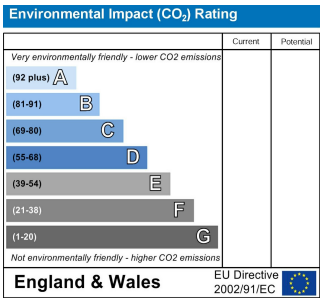


TOTAL FLOOR AREA : 1091 sq.ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026

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 firms employment has the authority to make or give any representation or warranty in respect of the property.





2-4 Newbegin, Hornsea, East Riding of Yorkshire, HU18 1AG
t. 01964 533 343 | e. info@hpsestateagents.co.uk
www.hpsestateagents.co.uk