



## Quaker Cottage Back Westgate, Hornsea, HU18 1BL

### £195,000

Steeped in history and super charming, how can you not fall in love with this 300 year old former Quaker meeting house?!

Conveniently located in a close to town location, this property would make a charming holiday let sleeping up to six, or characterful home.

The entrance door opens into a small porch with double wooden doors opening into the large through lounge diner with feature staircase to the first floor. There is a characterful kitchen with doors to beautiful shower room and utility room/rear porch which complete the ground floor.

To the first floor the bedroom area spans the entire floor with plenty of room for a double bed and two single beds. There is also a w.c.

Externally there is a beautiful, enclosed, cottage style rear garden with double gates which give the option for private off road parking.

EPC: E

Council Tax: A

Tenure: Freehold



### Through Lounge Diner

32'9" x 12'7" (10 x 3.86)

Entrance door, four windows to front, multi-fuel burner, open staircase to first floor, cupboard housing combi boiler, solid wood flooring and radiators.

### Kitchen

11'0" x 9'4" (3.36 x 2.86)

Window to rear, handmade base units with complimentary worksurfaces, Belfast style sink, gas cooker point and space for freestanding range style cooker, space and plumbing for dishwasher and space for fridge and freezer. Part tiled walls and tiled flooring.

### Utility

9'0" x 9'4" (2.75 x 2.86)

Window through into lounge, French doors to garden, fitted wall and base units with worksurfaces, space and plumbing for washing machine and tumble dryer.



### Bedroom 1

18'8" x 10'2" (5.69 x 3.11)

Windows to side and rear and built in wardrobes.

### W.C

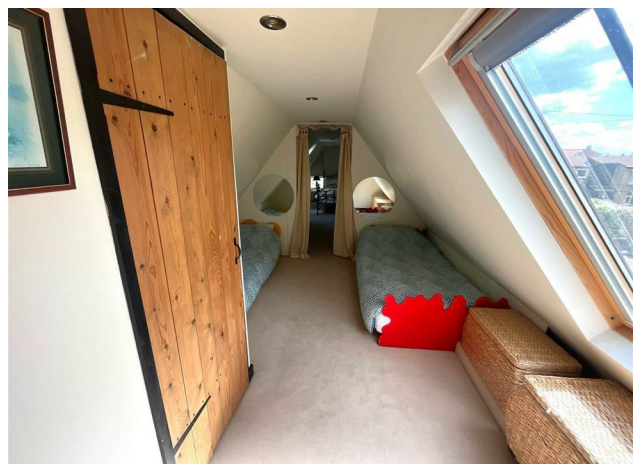
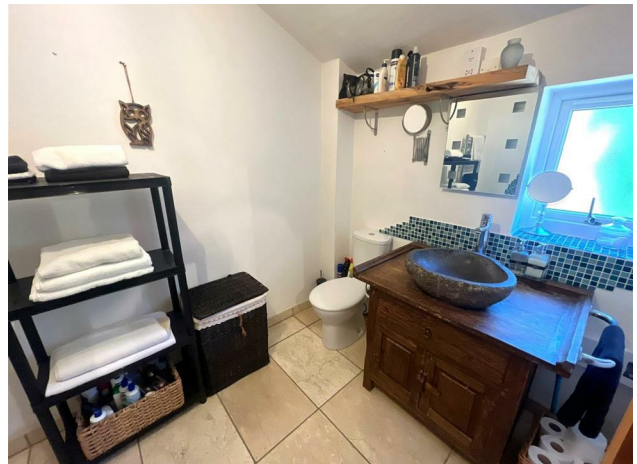
### Shower Room (GF)

10'2" x 6'8" (3.11 x 2.05)

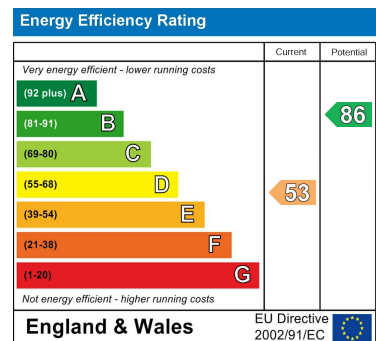
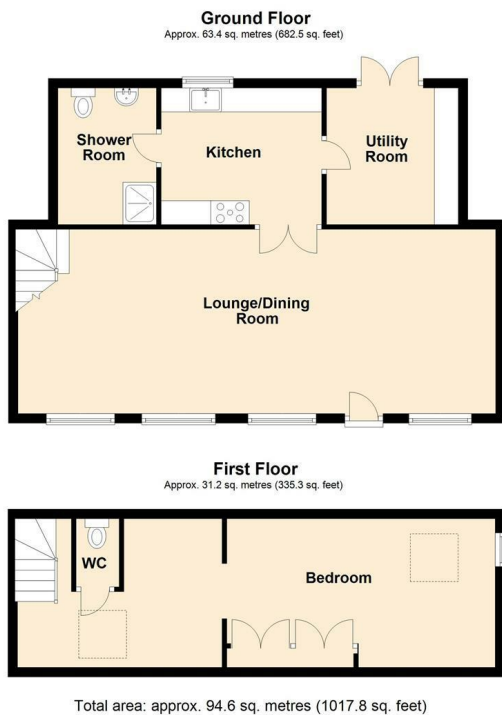
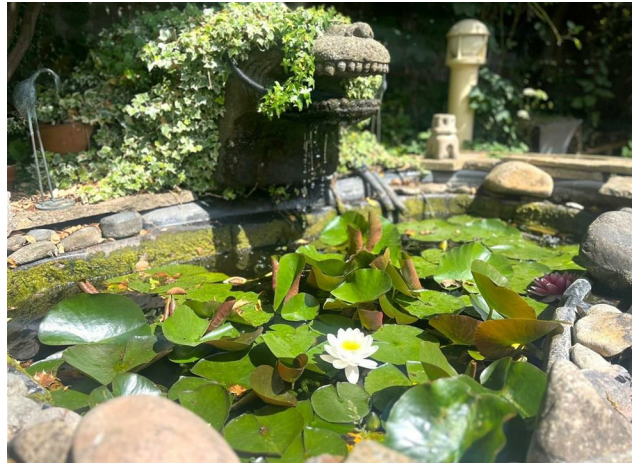
Window to rear, freestanding, handmade, unique wash hand basin, step in shower, heated towel rail, cobble feature and wooden doors. Part tiled walls and tiled flooring.

### Rear Garden

Resin driveway/ garden, double gates, cobbled walls and planted borders, pond with water feature, mature trees and shrubs and garden shed.







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