



Woodbine Cottage Cliff Lane, Mappleton, HU18 1XX
Offers Over £275,000

Woodbine Cottage Cliff Lane, Mappleton, HU18 1XX

This contemporary and stylish bungalow rests in the village of Mappleton and enjoys views out across the Yorkshire coastline. This is a rare opportunity to purchase not only a home but lifestyle with flexible, four bedroom accommodation laid out across two residences. This magnificent detached TRUE bungalow is unlike anything else you are likely to find in this area and has been refurbished to a high standard throughout. Call us now to view on 01964 532 121.

MAIN PROPERTY

Benefits from a brand new boiler, new windows and external doors and there is even the potential to extend into the loft subject to the necessary planning permissions. Despite selling, the current owners are also undertaking additional improvements including installing a log burner in the main home.

Entrance Hall / Laundry Room

10'9" x 6'7" (3.29 x 2.03)

Composite door with double glazed window to front and side, space for washing machine and tumble dryer and verticle radiator.

Kitchen

14'9" x 12'2" (4.50 x 3.72)

Window to front, fitted wall and base units with marble effect work surfaces, single drainer and one and a half bowl sink unit, built in electric hob and oven, breakfast bar, built in dishwasher and fridge freezer, coving to ceiling, extractor fan and vertical radiator.

Central Hall

Bifold doors leading to the office/ dining room.

Lounge

14'9" x 13'4" (4.52 x 4.07)

Window to front, coving to ceiling, laminate flooring and radiator.

Bedroom 1

13'8" x 10'0" (4.18 x 3.07)

Window to rear, coving to ceiling and radiator.

Bedroom 2

13'8" x 7'4" (4.17 x 2.25)

Window to rear, coving to cieling and radiator.

Office / Dining Room / Bed 3

9'10" x 8'5" (3.02 x 2.58)

Coving to cieling and radiator.

Bathroom

10'2" x 5'8" (3.11 x 1.74)

Window to rear, wash hand basin, panelled bath with taps, step in shower and w.c, vinyl flooring and radiator.

ANNEX/HOLIDAY LET

Fully converted to building regulations the annex is an established two bedroom holiday let aptly named Salty Paws, comprising...

Kitchen

11'6" x 7'0" (3.53 x 2.15)

Window to side, integral dishwasher, space for undercounter fridge freezer, space for washing machine, electric oven and gas hob and understairs cupboard.

Lounge

10'9" x 10'0" (3.30 x 3.06)

Window to side and radiator, stairs of to the first floor.

Bedroom 1

10'9" x 9'0" (3.28 x 2.75)

Ground floor bedroom, window to side and radiator.

Bedroom 2

14'4" x 8'3" (4.39 x 2.54)

First floor bedroom, window to rear and velux to side and radiator.

Bathroom

7'9" x 7'1" (2.37 x 2.16)

Velux window to side, pedestal wash hand basin, bath with shower over, w.c, heated towel rail, extractor fan and vinyl flooring.

Garden

Easily maintained, fully enclosed garden. Gated driveway with parking. Pebbled garden with astro turf area, step up to decked area with hot tub, (available via seperate negotiation).

Directions

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

Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk