



60 Eastgate, Hornsea, HU18 1LW Offers In Excess Of £300,000

If it's space and period features you are looking for, this property has them in abundance! Briefly comprising: Entrance hall, living room, dining room, hand made kitchen and large pantry to the ground floor. Two separate staircases lead to the four bedrooms on the first floor where there is also a large rear landing, currently used as first floor lounge area but would also be ideal as an office space. There is also a bathroom and separate w.c. and staircase to the 2nd floor, where there are two further bedrooms.

Outside there is a rear courtyard with path to numerous outbuildings including workshop, outside wc and large Orangery. There is a large lawned area, many mature shrubs and trees and well stocked borders. There is private pedestrian access to Hall Garth Park.

EPC rating 'D'

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Entrance Porch

Covered front door with step up into entrance porch. Doors to Entrance hall.

Entrance Hall

Front door opening into entrance hall with the staircase to first floor that has a spindle banister and under stairs cupboard. The hall is carpeted, has coving to the ceiling and a radiator.

Lounge

13'4" x 14'1" (4.07 x 4.30)
To the front aspect there is a large bay window, a real fireplace centers the room and there are French doors leading to the dining room. There is wood flooring, coving to the ceiling, a ceiling rose, dado rail to the walls and a radiator

Dining Room

12'1" x 13'5" (3.69 x 4.11)
Single glazed wooden french doors to the rear aspect lead out onto the garden, again the room is centred by an open fireplace and the floor boards are exposed to create a wooden floor. There is coving to the ceiling, a ceiling rose, a high dado rail and a radiator. Double doors to lounge.

Breakfast Kitchen

24'10" x 11'1" (7.58 x 3.38)
Window and door to side aspect. Handmade fitted base units with wooden work

surfaces. Large Range

Master, Range style oven with gas hob over and feature Belfast sink. There is space for a dishwasher, washing machine and dryer. The floor boards have been stripped. To the rear of the kitchen is a staircase leading to the first floor with storage under and there is a cast iron stove that has been capped off.

Large Pantry

10'3" x 7'10" (3.13 x 2.4)
Original steps leading down into the pantry. Window to side aspect, tiled walls and floor and shelving to walls.

First Floor Landing

Staircase to second floor, spindle banister, coving to ceiling. Radiator

Bedroom 1

13'0" at widest x 13'5" (3.97 at widest x 4.09)
Bay window to front aspect, dado rail, carpeted flooring and radiator.

Bedroom 2

13'4" x 13'10" (4.07 x 4.22)
Window to rear aspect, built in storage to side of chimney breast, dado rail, carpeted flooring and radiator.

Bedroom 3

9'1" x 7'3" (2.77 x 2.22)
Original sash window to front, high dado rail, carpeted flooring and spotlights.

First Floor Rear

Landing/Sitting Area

11'3" x 11'0" (3.44 x 3.37)
Window to side aspect. radiator. Laminate flooring.

Bedroom 4

10'11" x 8'2" (3.33 x 2.50)
Traditional square bay window to the rear overlooking the garden and additional window to side. Radiator

Bathroom

10'11" x 8'10" (3.35 x 2.70)
Sash style window to side, shower pod, bath, pedestal wash hand basin, heated towel rail, original feature fire place and carpeted floor.

Separate WC

Window to side, WC and hand basin

Second Floor Landing

Split level landing with Velux window.

Bedroom 5

20'5" x 9'4" (6.23 x 2.87)
Dormer windows to front and sloping ceiling.

Bedroom 6

13'10" x 9'1" (4.24 x 2.77)
Dormer window to rear, loft hatch and sloping ceiling

Orangery

43'10" x 14'8" (13.37 x 4.49)
Electric and power laid on.
Entrance doors at both ends, with additional French doors in the centre leading out onto

the patio area. Internally there is a fig tree and well stocked border with roses and shrubs.

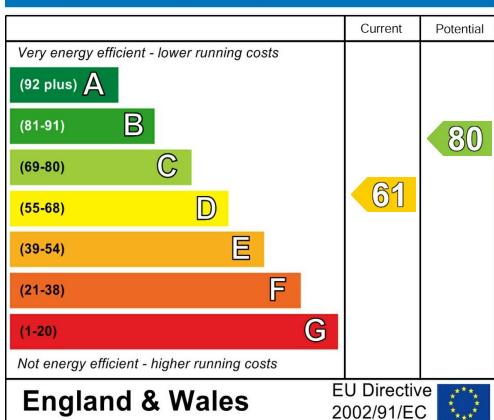
Garden

There is a yard area directly at the rear of the property that leads out to the Orangery and garden. There are brick and paved paths leading between the well stocked cottage garden areas with an abundance of shrubs and flowers. There is a small pond and a large lawned area. There are mature trees, including fruit trees and the borders are walled and fenced with a private pedestrian gateway leading into Hall Garth Park. In addition to the Orangery there are numerous outhouses including outside w.c., two brick built stores (one with fireplace) and a wooden bin store.





Energy Efficiency Rating



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