



1-2 Booths Cottages, Main Street, Tunstall, East Riding of Yorkshire, HU12 0JF

AN 18TH CENTURY COTTAGE WITH 4 ACRES AND EQUESTRIAN FACILITIES ON THE COAST WITH SEA VIEWS



Live the equestrian dream, riding your horses on the beach. An enviable lifestyle within this delightful period cottage dating back well over 200 years, enjoying open views all round, providing three double bedroom accommodation larger than many four bedroom houses. Includes a smart stable block, post and rail paddocks, a delightful kitchen garden and a large static caravan which could provide a useful income, subject to consent. Equestrian opportunities with this amount of land in this price range are a rare opportunity on the open market today.

Early viewing is highly recommended.

Location

Tunstall is situated close to the seaside resort of Withernsea which lies approximately 20 miles to the east of the city of Hull and offers a variety of shopping facilities including a Tesco supermarket together with schooling and recreational facilities. Local attractions include the weekly market and the lighthouse which is well known as being the only one which is on-shore in the region.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more details on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Entrance Hall

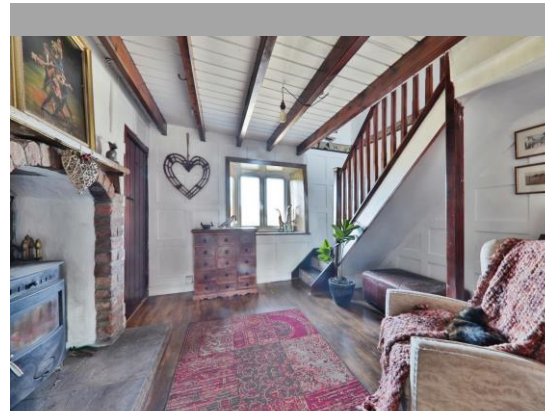
With cloaks area.

Snug

With sea view and staircase to the first floor.
Recessed solid fuel burner with back boiler serving the central heating system.

Living Room

With sea view and inset wood burning stove.





Office

Dining Kitchen

This generously proportioned room has large patio doors taking full advantage of the outlook leading to a spacious decking area. The kitchen area has a stylish range of high gloss finish cabinets with complementing worktops. Integrated appliances include refrigerator, automatic washing machine and range oven.

Inner Lobby

Gives access to downstairs w.c. with wash hand basin.

First Floor Landing

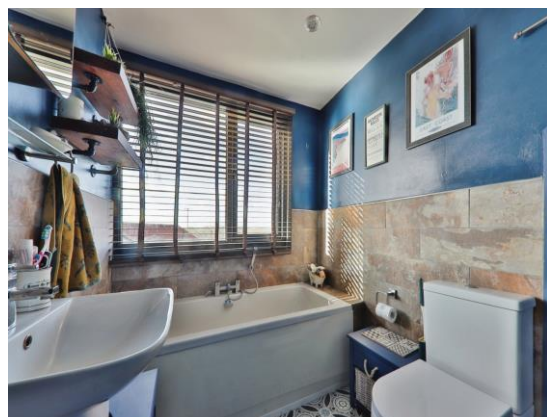
Bedroom 1

With sea view and period fireplace plus a range of fitted wardrobes.

Bedroom 2

Including walk-in wardrobe and recessed cupboard.

Bedroom 3



Shower Room

Includes shower cubicle with complementing tiling.

Separate Bathroom

Includes panelled bath, pedestal wash hand basin and low level w.c. plus large recessed cupboard/store.

Outside

The property stands particularly well with a wide frontage. There are two entrances, one being a private drive to a substantial detached garage/workshop with wood burning stove. A secondary wide entrance provides good access for trailers etc to the equestrian area which includes a smart stable block with up to four stables, plus additional open barns ideal for tractors, hay storage etc. beyond which is a large kitchen garden, greenhouse, potting shed and various planters plus a small orchard.

There is a large static caravan providing two bedroom accommodation and adjoining decking area with a delightful aspect over the paddocks.

Services

Mains water and electricity are connected to the property. Drainage by way of septic tank.

Central Heating

The property has the benefit of a solid fuel central heating system to panelled radiators.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band C.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

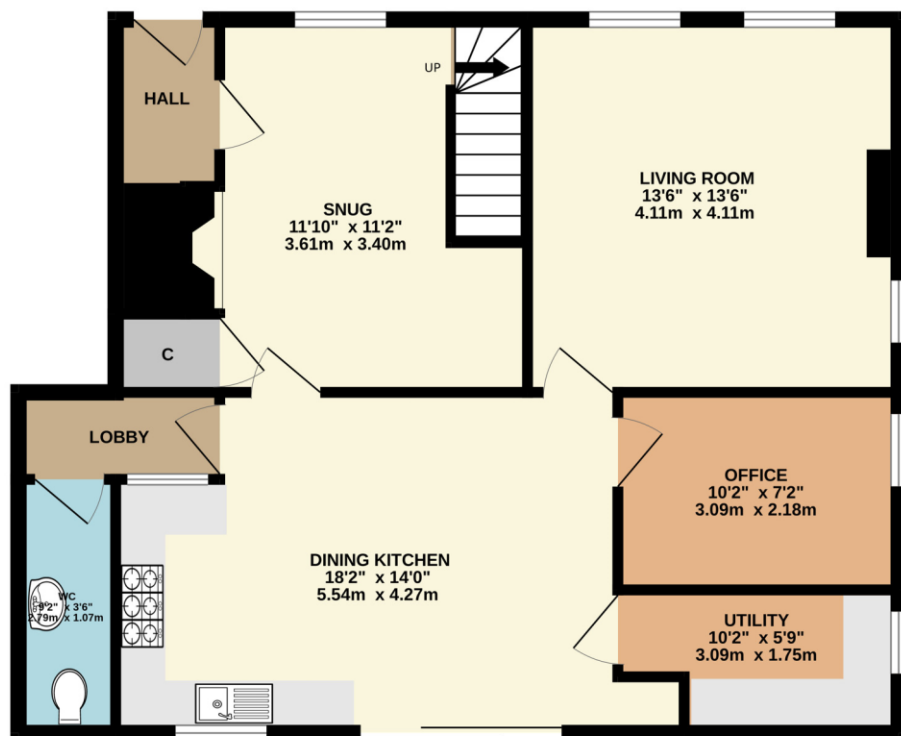
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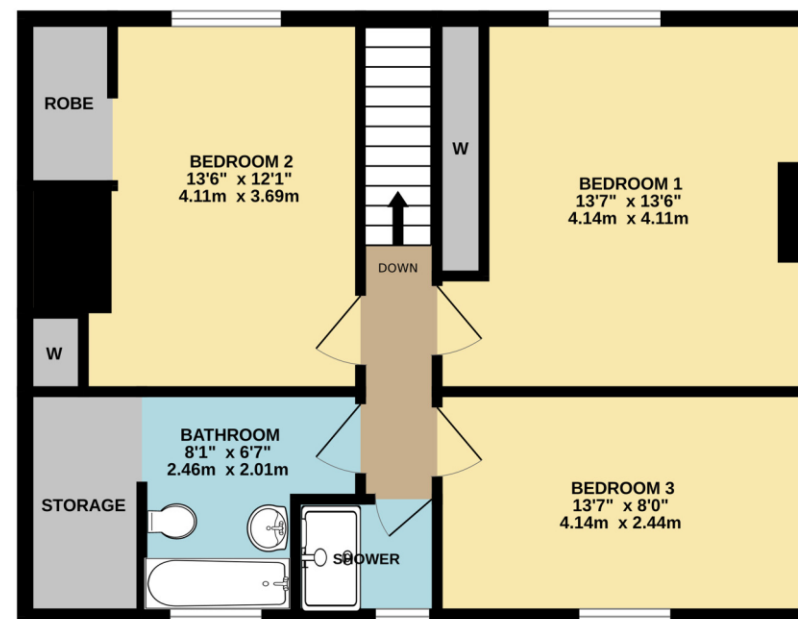
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GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



BOOTH'S COTTAGES, MAIN STREET, TUNSTALL, HU12 0JF

TOTAL FLOOR AREA : 1350 sq.ft. (125.4 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.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

