

Eastgate Farm Cottage, Eastgate
Rudston

SUBSTANTIAL DETACHED RESIDENCE IN VILLAGE LOCATION
WITH SEPARATE LIVING ACCOMMODATION.

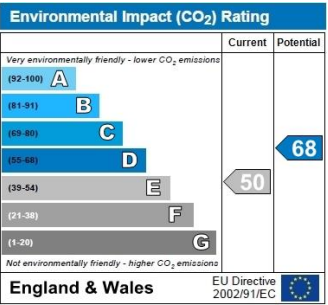
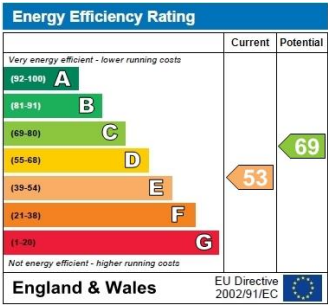
There is also a paddock available by separate negotiation within the
beautiful Yorkshire Wolds countryside.

OFFERED WITH NO CHAIN

MUST BE VIEWED!

£735,000

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To view this property please contact
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Rudston is a rural village about 6 miles West of Bridlington on the B1253 scenic route to York over the Wolds. The property is best approached from Bridlington by taking the second turning left after the Church and opposite the Pub into Long Street and then, after about 500 meters turn left into Eastgate.

This substantial detached residence offers a vast amount of living accommodation and offers double glazing throughout (the majority being in PVCu) and gas central heating.

MUST BE VIEWED TO APPRECIATE THIS SUBSTANTIAL RESIDENCE

Accommodation

ENTRANCE HALL - Stairs to the first floor, range of cupboards, under stairs cupboard, radiator and tiled floor.
WC/CLOAKS - Low flush WC, pillared hand wash basin, gas boiler and window to the side.

Dining Room

5.23m x 4.04m (17'2" x 13'3")
Two windows to the front and a window to the rear which has one way glass. Three storage cupboards and a radiator.



Dining Kitchen

6.60m x 5.66m (21'8" x 18'7")
With wall and floor units, a central island, roll topped work surfaces, gas fired Aga, gas hob with extractor over, integrated dishwasher, 1½ bowl stainless steel sink with mixer tap and double drainer, integral fridge/freezer, patio doors to the front opening onto a paved seating area with walled surround.



Rear Hallway

8.2m x 1.88m (26'11" x 6'2")
With two windows to the rear and patio doors to the rear, giving to access to:-

Lounge

5.05m x 4.01m (16'7" x 13'2")
With window to the front, wood burning stove in feature surround, radiator and socket from satellite dish.



Second Entrance Hallway

Fitted bookshelves and stairs to the first floor landing giving access to:-

Master Bedroom

5.23m x 3.48m (17'2" x 11'5")
Two windows to the front and two radiators.
EN SUITE - with claw footed bath, pillared hand wash basin, low flush WC, window to front and heated towel rail.



Bedroom two

5.69m x 3.22m (18'8" x 10'7")
Window to the front and a radiator.

Bedroom three

4.64m x 3.20m (15'3" x 10'6")
Window to the rear and a radiator.

Family Bathroom

Having panelled bath with shower attachment, low flush WC, pillared hand wash basin, heated towel rail and window to the rear.

Games room/Living room

8.40m x 4.06m (27'7" x 13'4")
(Currently used as a games room). Feature ceiling beams, stairs to the ground floor, three windows to the front, a window to the rear and a radiator.
SHOWER ROOM. Large shower stall with mains fed power shower, low flush WC, pillared hand wash basin and a window to the side.

Orangery

4.77m x 4.59m (15'8" x 15'1")

Annex (Current Utility Room)

4.46m x 4.26m (14'8" x 14'0")
Floor units, two circular sinks with mixer taps, window to the rear, stable door to the rear and stairs to the first floor.
ANNEX BEDROOM - (4.34m x 3.20m) with feature ceiling beams, a window to the rear, radiator, telephone point and broadband.
WC - With low flush WC, pillared hand wash basin, radiator and window to the rear.
ANNEX LOUNGE - (7.21m x 3.98m) Having feature beams, two windows to the front, a window to the rear, airing cupboard and two radiators. Feature archway to:-



The Secret Room

4.47m x 4.26m (14'8" x 14'0")
Window to the rear, feature ceiling beams and a radiator.

Outside

There is a gravelled driveway allowing off street parking for Eastgate Farm Cottage.
There is a separate rear drive giving access to The Stables & The Shires and off the main drive there are some outbuildings that could be converted subject to obtaining planning permission. A large garden mainly to lawn whilst The Shires also has its own private front garden.
THE PADDOCK - comes in at just under an acre and is available to purchase at separate negotiation.



Additional Accommodation

THE STABLES comprises:- Hall, Living Room, Kitchen, Bedroom & Shower Room
THE SHIRES comprises:- Hall, Living Room, Kitchen, Dining Room, Utility, WC, 3 Bedrooms (1 with En-Suite Shower) & Bathroom

Services

Mains gas, electric and water connected. Drainage is to a bio-tank.
Council Tax Bands:-
The Stables - A, The Shires - D, Eastgate Farm Cottage - E.