



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Wayside Blacksmith Corner

Asking Price £135,000

Easington, HU12 0TN



Wayside Cottage is a charming semi-detached cottage situated in the peaceful coastal village of Easington, close to the renowned Spurn Point nature reserve and its exceptional birdwatching opportunities. Beautifully updated by the current owners, this delightful property offers a comfortable, characterful home that is ready to move straight into.

A particular feature of the property is the open-plan kitchen, dining and living space, creating a sociable and versatile heart to the home. The accommodation combines traditional cottage character with a fresh, contemporary finish, making it equally suited to a permanent residence, weekend retreat or holiday home. The property is currently a holiday let achieving an income of £15,000 per annum.

The ground floor accommodation comprises an entrance porch leading into the welcoming open-plan kitchen/diner/living room, together with a stylishly renovated bathroom. The first floor provides two comfortable bedrooms, with the principal bedroom offering a peaceful and inviting retreat overlooking the surrounding village. The kitchen/living area provides an excellent space for relaxing and entertaining, while the carefully chosen décor throughout gives the cottage a warm and cohesive feel. The principal bedroom features attractive sage-green décor, a generous double bed, fitted storage and useful freestanding hanging space. The recently updated bathroom has a contemporary boutique feel, featuring a generous walk-in rainfall shower with additional handheld shower, a stylish countertop basin with brass-effect fittings, storage and a heated towel rail. Natural tones and soft green walls create a calm and relaxing space.

Early viewing is highly recommended.





A beautifully presented two-bedroom coastal cottage, thoughtfully updated and ready to move into.

The ground floor centres around a welcoming open-plan kitchen, dining and living room, providing a bright and sociable space for everyday living and entertaining. The kitchen has a practical, contemporary finish, while the living area retains the cosy character expected of a traditional cottage.

A stylishly renovated shower room completes the ground floor, featuring a generous walk-in rainfall shower, countertop basin, heated towel rail and attractive natural finishes.

Upstairs are two well-presented bedrooms. The principal bedroom is a comfortable double with calming sage-green décor, fitted storage and a generous amount of floor space. The second bedroom is versatile and could be used as a guest room, home office or additional sleeping accommodation.

Situated in the coastal village of Easington, close to Spurn Point nature reserve, Wayside Cottage is an ideal choice for those seeking a peaceful permanent home, weekend retreat or holiday cottage.

Porch

Open Plan Lounge & Kitchen 21'9" x 10'9" (6.63 x 3.30)

Cloakroom 9'5" x 4'0" (2.89 x 1.24)

Bathroom 7'3" x 6'0" (2.21 x 1.85)

Landing

Bedroom 1 11'8" x 11'10" (3.58 x 3.63)

Bedroom 2 9'5" x 9'5" (2.88 x 2.89)

Garden

Currently the property has no registered garden, however any purchaser will be able to apply for a possessory title after 12 years using a statement of truth obtained from the neighbour and the current owner. Further details and title plans are available upon request.

Two outbuildings are included at the rear of the property, which the property owner has granted access too.

Agent Notes

Parking: On street parking only.

Heating & Hot Water: Heating & Hot Water are provided by a gas combi boiler.

Mobile & Broadband: we understand mobile and broadband are available locally. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

The property is connected to mains gas and mains drainage.

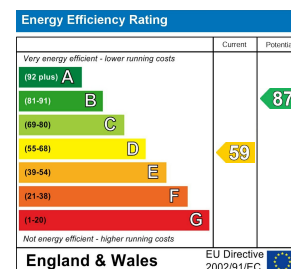
Council tax band A.

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Energy Efficiency Graph

Tenure: Freehold



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