



Hastings Cottage

Seaton Delaval

Rarely available to the open market, we are blown away by the versatility and size of this fabulous, detached family home, set back within its own grounds. Located on the outskirts of Seaton Delaval, close to Northumbria Specialist Emergency Care Hospital, excellent access to the A19 and A1, and a short drive from local shops, restaurants, Seaton Sluice coastline and towards Northumberland. Set in approximately one third of an acre land, with extensive, wrap around gardens, patios, decking, secured borders and double gates. There are large garages and workshops, providing so much opportunity for hobbies, the family and potential development, (subject to necessary planning). The property itself boasts the recent addition of an orangery, overlooking the garden areas, an entrance porch, hallway, lounge with French doors to the garden area, separate dining room leading into the orangery. A stunning, re-fitted, high gloss kitchen with integrated appliances, microwave and coffee machine, flowing through to the dining area, perfect for entertaining, opening into the conservatory, again with French doors to the rear patio and workshop areas, downstairs cloaks/w.c. To the first floor there is a spacious landing area, four bedrooms, three with fitted storage/wardrobes, the master bedroom with luxury en-suite, the shower with Jacuzzi jets, Monsoon shower and sound system. Family bathroom with shower. In addition to the wonderful gardens and spacious garages, there is an extensive driveway perfect for multi-car parking or camper van/tourer, owned solar panels providing perfect eco-friendly support during todays energy crisis and for those committed to protecting the environment. Freehold. EPC: C, Council Tax: F

£500,000

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Double Glazed Entrance Door to:

ENTRANCE PORCH: double glazed window, door through to:

ENTRANCE HALLWAY: spacious hallway with staircase to the first floor, retro wrought iron staircase, under-stair cloaks recess, contemporary flooring, spotlights to ceiling, radiator, large cloaks cupboard, door to:

DOWNSTAIRS CLOAKS/W.C.: pedestal washbasin with hot and cold mixer taps, low level w.c. with push button cistern, tiled splashbacks, double glazed window, modern flooring

LOUNGE: (front and side): 18'7 x 16'4, (5.66m x 4.98m), a beautiful, light and airy room, enjoying some fabulous views over the garden areas, double glazed French doors opening out to the garden area, additional double glazed window, two radiators

DINING ROOM: (rear): 16'2 x 13'2, (4.93m x 4.01m), again with some views to the side gardens and with double glazed French doors into the orangery, radiator, double glazed window

ORANGERY: (side): 16'1 x 10'0, (4.90m x 3.05m), Fabulous orangery, a recent addition to these beautiful grounds, double glazed French doors to the garden area, tiled floor, Vaulted roof space, spotlights recessed, radiator

DINING KITCHEN: 20'2 x 14'7, (6.12m x 4.45m), Stunning, re-fitted dining kitchen which flows wonderfully for family living and entertaining, high gloss, base, wall and drawer units, solid wood butchers block worktops, one and a half bowl sink unit with mixer taps, integrated double oven, microwave, coffee machine, dishwasher, gas hob, integrated washing machine and dryer, stainless steel cooker hood, double glazed windows, contemporary vertical radiator, spotlights to ceiling, plinth lighting, tiled splashbacks, double glazed French doors through to:

CONSERVATORY: 10'8 x 11'9, (3.25m x 3.58m), double glazed French doors to the rear garden, tiled floor, radiator

FIRST FLOOR LANDING AREA: double glazed window with views, loft access with pull down ladders, fully floored with lighting, radiator



BEDROOM ONE: (rear): 15'2 x 8'6, (4.62m x 2.59m), stylish, sliding mirrored robes, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: Stunning and luxurious, re-fitted en-suite shower cubicle, the shower cubicle with jets and monsoon shower, sound system, LED lighting, vanity sink unit with mixer taps, low level w.c. with recessed flush, panelled ceiling with spotlights, LED lighting, fully tiled walls and floor, double glazed window, radiator

BEDROOM TWO: (front): 10'5 x 9'5, (3.18m x 2.87m), excluding depth of sliding mirrored wardrobes, double glazed window, radiator

BEDROOM THREE: (front): 9'10 x 8'10, (2.99m x 2.46m), large walk in storage cupboard with hot water tank, additional storage into eaves, radiator, double glazed window

BEDROOM FOUR: (side): 9'2 x 7'4, (2.79m x 2.24m), two double glazed windows, radiator

BATHROOM: Contemporary, quirky family bathroom, (restricted head room), Jacuzzi bath with mixer taps, shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, radiator, fully tiled walls, double glazed window, spotlights to ceiling

EXTERNALLY: Owned solar panels, supporting energy savings, extensive gardens, wrapping around this whole property. Lawn, borders, patios, raised, decked play area, additional decking and patio area, raised borders, driveway allowing for parking for multiple vehicles and/or tourer/camper van, outside tap, electrics, fully insulated workshop with power, large shed, double gates providing maximum privacy from the outside area

STONE BUILT GARAGE: 40ft x 16ft, approximately, with power and lighting, additional workroom, electric roller door.

ADDITIONAL GARAGE: 19'6 x 17'8, up and over door, additional storage

FREEHOLD

EPC: C



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 89 |
| (81-91) | B | | |
| (69-80) | C | 80 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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