



Offers In Region Of
£360,000

Holme Field House,
Front Street,
Burton Fleming

SERVICES

Mains water and electricity. Drainage is currently to a cesspit but mains drainage is now available in the village. Oil-fired central heating. None of the services or installations have been tested. Purchasers should conduct their own investigations into the condition and functionality of these items.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'E'.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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Holme Field House, Front Street, Burton Fleming, YO25 3PR

This spacious former farmhouse needs general modernisation and improvement, but it offers enormous potential and stands on a large site that has recently had a favourable response to a pre-application submission for the construction of a pair of semi-detached bungalows. The property offers around 2,000 sq. ft of floor space over two floors, including three reception rooms along the front of the house, and a kitchen, pantry, and boot room across the rear. Upstairs, there are three front-facing double bedrooms, a large en-suite bathroom, a fourth bedroom with a shower, and a currently unused attic room on the first floor, which is only accessible via a ladder through a hatch in the kitchen ceiling and would originally have been the sleeping quarters for the farm labourers.

The property is situated on a large plot with extensive garden areas and ample parking space. A range of traditional outbuildings, which sit behind the house, offers scope to convert and link to the existing accommodation, subject to securing the necessary consents. The plot sits within the Burton Fleming development limits and adjoins the former farmyard, which has approved plans for the construction of five dwellings (now within separate ownership).

LOCATION
Burton Fleming is a traditional village set within the attractive countryside of Yorkshire Wolds. The village is within easy reach of three nearby coastal towns, namely Bridlington (8 miles), Filey (7 miles) and Scarborough (13 miles), where there is an excellent range of local amenities.



Burton Fleming has a 12th Century Church and the neighbouring village of Hunmanby (around 4 miles away) has a range of shops and a railway station on the Hull to Scarborough line.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor.

SITTING ROOM 16' 1" x 10' 10" (4.9m x 3.3m)

With an open fire with timber surround and brick insert. Picture rail, sash window to the front and a radiator.

DINING ROOM 16' 1" x 10' 10" (4.9m x 3.3m)

With open fire with stone surround, coving to the ceiling, understairs storage cupboard, sash window to the front and a radiator.

LIVING ROOM 16' 1" x 12' 2" (4.9m x 3.7m)

With open fire with stone surround and hearth, coving to the ceiling, telephone point, two wall light points, sash window to the front.

DINING KITCHEN 14' 5" x 9' 10" (4.4m x 3.0m)

Fitted with a range of kitchen units incorporating a single drainer sink unit and microwave. Oil-fired, two oven Rayburn. Loft hatch giving access to a loft room (former bedroom). Door and casement window to the rear.

PANTRY 11' 10" x 9' 6" (3.6m x 2.9m)

With French doors to the rear. and fitted shelving.

REAR LOBBY / BOOT ROOM 9' 6" x 9' 2" (2.9m x 2.8m)

With door to the rear. Porthole window to the side., low flush WC and wash basin.

FIRST FLOOR

LANDING

Loft hatch. Radiator.

BEDROOM ONE 16' 9" x 12' 6" (5.1m x 3.8m)

With coving to the ceiling, a sash window to the front and a radiator.

BEDROOM TWO 16' 9" x 10' 10" (5.1m x 3.3m)

With coving to the ceiling, a sash window to the front

and a radiator.

BEDROOM THREE 13' 5" x 10' 10" (4.1m x 3.3m)

With coving to the ceiling, a sash window to the front and a radiator. Fitted wardrobe and a sealed fireplace.

HOUSE BATHROOM 12' 2" x 10' 6" (3.7m x 3.2m)

Matching suite comprising bath, wash basin and low flush WC. Airing cupboard housing the hot water cylinder and electric immersion heater. Yorkshire sliding sash window to the rear. Radiator. Door leading to the **SHOWER ROOM /BEDROOM FOUR 10'7" x 9'4" (3.25m x 2.85m)**

Shower cubicle. Yorkshire sliding sash window to the rear. Radiator. Although currently accessed through the bathroom, this could easily be altered.

ATTIC BEDROOM 15' 5" x 10' 6" (4.7m x 3.2m)

*a first-floor room, currently only accessible via a hatch in the Kitchen. This will originally have been the sleeping quarters for the farm labourers. Yorkshire sliding sash window to the rear.

OUTSIDE

The driveway extends along the northern side of the house and leads to a sizeable parking area and gardens. A former wash house and milking parlour currently provide storage and garaging, but offer further potential, subject to planning.

The western portion of the site has potential for development and has recently received a favourable response to a pre-application enquiry for the construction of a pair of semi-detached bungalows - subject to formal application approval.

COAL STORE (FORMER WASH HOUSE) 16' 5" x 10' 6" (5.0m x 3.2m)

GARAGE (FORMER MILKING PARLOUR) 15' 9" x 10' 6" (4.8m x 3.2m)

GREENHOUSE 12' 2" x 11' 2" (3.7m x 3.4m)

OPEN-FRONTED SHED 26' 3" x 17' 1" (8.0m x 5.2m)