



Old Mill House, Bempton, Bridlington, East Riding of Yorkshire, YO16 6XC

DISCOVER A PIECE OF YORKSHIRE HISTORY — STUNNING GRADE II LISTED OLD MILL HOUSE WITH BREATHTAKING COUNTRYSIDE AND COASTAL VIEWS



Old Mill House is a remarkable Grade II Listed detached residence dating back to 1890, full of character and timeless charm.

****Summary****

Situated at the edge of Bempton village, beside the historic Bempton Mill, this impressive home offers captivating views over open countryside and Bridlington Bay.

Originally crafted as an exceptional family home, it has recently thrived as a holiday let, showcasing its versatility. The property features an inviting entrance hall, a generous dual-aspect lounge, a cosy snug, an elegant dining room, and a charming farmhouse-style kitchen with breakfast area.

The ground floor includes a second entrance lobby with pantry, a boot room, and a convenient shower room.

Upstairs, a galleried landing leads to four double bedrooms and a family bathroom, all designed to maximise the idyllic views.





A private driveway winds past mature gardens to an attached garage/store, with a large patio terrace perfect for entertaining.

Agent's Perspective*

We have a special affection for Old Mill House. It truly combines historical charm with practical, spacious living.

The views across open fields to Bridlington Bay are simply breathtaking, offering a sense of peace and freedom that is hard to come by.



Whether you seek a beautiful family home or a proven holiday let investment, Old Mill House provides an exceptional lifestyle opportunity.

We would be thrilled to show you this enchanting home and help you fall in love with it, just as we have.

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 E.*

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

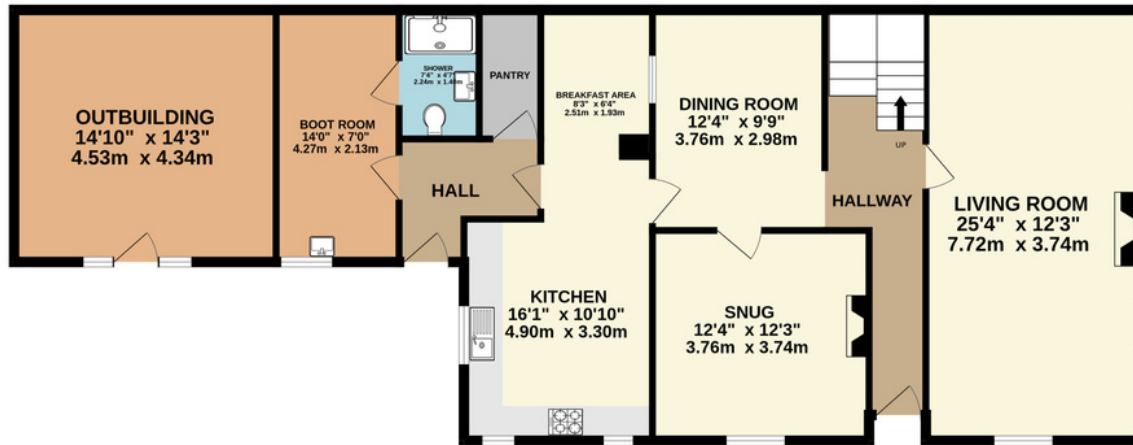
Strictly by appointment with the sole agents.

Mortgages

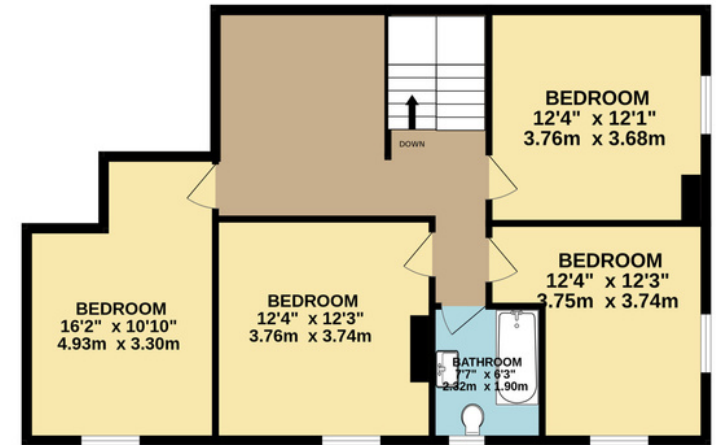
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR
1285 sq.ft. (119.4 sq.m.) approx.



1ST FLOOR
824 sq.ft. (76.5 sq.m.) approx.



BEMPTON, YO16 6XG

TOTAL FLOOR AREA : 2108 sq.ft. (195.9 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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