



Norton, Church Lane, Atwick, Driffield, East Yorkshire, YO25 8DH

FINE & COUNTRY



## SEASIDE LIFESTYLE WITH HOME, HOLIDAY LET & CARAVAN SITE



This is a rare chance to enjoy village life by the sea while also having the option of generating a steady income. Just outside Hornsea and only a short stroll from the beach, this property comes with two well-presented bungalows, a registered caravan site, and wonderful countryside views. It's set within approximately one acre, giving plenty of space and opportunities.



### From the Agent's Perspective

This property really stands out because it combines lifestyle and opportunity in one. The main home is a smartly presented three double bedroom bungalow, spacious and comfortable, offering everything needed for modern living. It's been carefully looked after and improved over the years, so it's ready for someone to move straight in without the need for work.

Alongside the main home is a smaller two-bedroom bungalow. This is a fantastic extra space, and it opens up several options — it could suit family members wanting independence, provide accommodation for visiting friends, or serve as a holiday let to bring in extra income.







The wider site adds even more appeal. With Caravan Club registration and 15 pitches already set up, the site is ready for visitors from day one. The facilities are in place, and the location makes it especially attractive to holidaymakers. Being close to the beach and surrounded by countryside, it's the sort of spot people return to year after year.

What makes this property so special is its flexibility. It can be a family home, a business, or a mixture of both. The setting is peaceful yet convenient, sitting just outside the East Yorkshire seaside town of Hornsea with its shops, schools, and local services. For those who have dreamed of a lifestyle by the coast, with the option of a reliable income, this opportunity is hard to match.





## Location

The village of Atwick is located approximately two miles north of the town of Hornsea and five miles east of the villages of Brandesburton and Leven, as well as being a 25 minute drive from Beverley.

## Tenure

The tenure of 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 D.\*

## 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

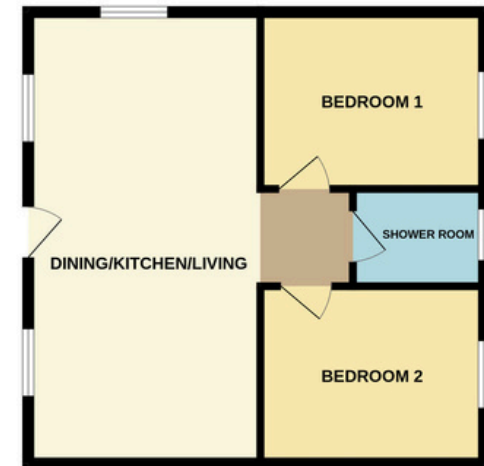
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





GROUND FLOOR  
1348 sq.ft. (125.2 sq.m.) approx.

ANNEXE/HOLIDAY LET  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1849 sq.ft. (171.8 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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To find out more or to arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

