



**The Old Pump Cottage, 2 Main Street  
Fraisthorpe, Bridlington, East Yorkshire YO15 3QT  
Guide price £650,000**



\*\*\* ESCAPE TO THE COAST! A STUNNING CHARACTER PROPERTY, WITH SELF CONTAINED ANNEXE, LOCATED JUST 1800 YARDS FROM FRAISTHORPE BEACH \*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

Situated within the picturesque coastal village of Fraisthorpe, this REMARKABLE four bedroom detached residence has been sympathetically extended and modernised in recent years to now present a spacious and versatile family home with the added benefit of a self contained single storey one bedroom annexe, presenting the opportunity of a HOLIDAY LET or even MULTI-GENERATIONAL LIVING. The main house provides immaculately presented and generously sized accommodation throughout, briefly comprising Entrance Hall, Guest WC, Lounge and Garden Room, with the heart of the home being the fabulous open plan Living Dining Kitchen, with bi-fold doors opening into the rear garden. To the first floor is the main Bedroom with En-suite Shower Room and balcony terrace which enjoys unspoilt countryside views, plus three further double Bedrooms and the Family Shower Room. Externally, the property enjoys ample driveway space, with an integral double garage and a fabulous garden to the rear, bordering open paddock land.



## Location

The village of Fraisthorpe is renowned for its fantastic beach, where you can find a cafe which is open throughout the year. There are unlimited countryside walks on the doorstep, and the towns of Bridlington, Hornsea, Driffield and Beverley are all located within easy reach.

## Entrance Hall

16'5" x 12'11" max (5.00m x 3.94m max)

A modern composite entrance door opens from a beautiful oak-framed canopy porch into a bright and welcoming hallway, enjoying natural light from dual aspect double glazed windows to the front and rear elevations. With painted timber wall panelling, radiator, recessed spotlights, oak finish flooring, built-in storage cupboard, cloaks hanging recess and staircase to first floor with additional storage cupboard below. Oak internal doors lead off.

## Guest WC

6'5" x 4'6" (1.96m x 1.37m)

A most useful convenience features a modern white suite of WC and vanity hand basin with cabinet below and patterned tile splash back. With chrome towel radiator, extractor fan, oak finish flooring and storage cupboard below the staircase.

## Lounge

12'11" x 12'1" (3.94m x 3.68m)

A bright and airy reception room features a double glazed bow window to the front elevation, characterful beamed ceiling, TV/Media points, radiator, oak finish flooring and double glass panelled doors opening into;

## Garden Room

10'11" x 9'2" (3.33m x 2.79m)

A versatile additional reception space with double glazed window to the rear elevation and uPVC French doors opening into the rear garden. With oak finish flooring, ceiling coving, radiator and integral access door to the Garage.

## Living Dining Kitchen

34'5" x 14'0" max (10.49m x 4.27m max)

A most impressive living and dining area that is truly the heart of this lovely home. The vaulted ceiling with exposed roof trusses and an exposed cobble stone wall, incorporating a fireplace with multi-fuel stove, create a real sense of country character, with remotely controlled Velux windows, charming porthole style window, floor to ceiling casement window and bi-folding doors to the rear elevation, flooding the space with natural light. The modern fitted kitchen is finished in a pale grey matte Shaker style and offers a range of base, wall and drawer units with ambient lighting onto stone effect laminate work tops, matching upstands and a composite one and a half bowl sink unit with drainer. A range of integrated appliances include an electric double oven/grill, microwave and a gas hob with extractor hood over. There is recess space for a freestanding undercounter fridge and plumbing for a freestanding dishwasher. Oak finish flooring extends throughout, with radiators at either end of the room.

## First Floor Landing

The staircase rises to a split landing, with a charming arched window framing a lovely view over the rear garden. With fitted carpet, dado rail, radiator and a further double glazed window to the front elevation, enjoying a pleasant outlook over open paddock land.

## Main Bedroom

13'7" x 12'2" plus recess (4.14m x 3.71m plus recess)

A generously proportioned double room features a double glazed window to the front elevation, enjoying a very pleasant outlook, with radiator and fitted carpet. A uPVC door with privacy glass opens onto a balcony terrace with glass balustrades, providing a fabulous seating area enjoying open views of the surrounding countryside.

## En-Suite

6'2" x 5'3" (1.88m x 1.60m)

A smartly appointed facility provides a corner shower cubicle with attractive wall boarding, pedestal wash basin with patterned tile splash back, and the WC. With chrome towel radiator, oak finish flooring and a double glazed arched window to the rear elevation.

## Bedroom Two

12'2" x 9'11" (3.71m x 3.02m)

A comfortable double room with built-in wardrobe, radiator, loft access hatch, fitted carpet and a double glazed window to the front elevation.

## Bedroom Three

10'11" x 8'11" (3.33m x 2.72m)

Also a good double room, with radiator, fitted carpet and a double glazed window to the rear elevation.

## Bedroom Four

13'0" x 8'6" widens to recess (3.96m x 2.59m widens to recess) Currently used as a home office, enjoying a dual aspect via double glazed windows to the front and rear elevations, with a range of built-in storage cupboards, radiator, loft access hatch and fitted carpet.

## Shower Room

9'9" x 6'8" (2.97m x 2.03m)

A recently re-fitted facility provides a generous walk-in shower enclosure with glass partition screen and attractive wall boarding, vanity wash basin with cabinet below and the WC. With towel radiator, extractor fan, oak effect flooring and a double glazed window.

## Annexe

A single storey annexe, with en-suite, which has separate external access from a side pathway, or can be accessed through the main dwelling's Living Dining area.

## Lounge

15'4" x 12'5" (4.67m x 3.78m)

A well proportioned living space with dual aspect windows including characterful porthole style window and Velux roof light, with laminate flooring, radiator, TV point, loft access hatch and internal door giving access to the main house.

## Kitchen

12'10" x 10'9" (3.91m x 3.28m)

A well equipped kitchen features a range of base and drawer units, with wooden work tops and breakfast bar, inset Belfast sink and tiled splash backs. Integrated electric oven and induction hob with extractor hood over, recess space and plumbing for a freestanding washing machine, and wall cabinet housing the gas central heating boiler. With UPVC double glazed French doors opening into the rear garden, composite external door to the side elevation providing an independent entrance, oak finish flooring, ceiling coving, radiator and loft access hatch.

## Bedroom

11'11" x 10'0" plus recess (3.63m x 3.05m plus recess)

A bright and airy double bedroom with double glazed windows overlooking the garden, radiator, fitted carpet, TV point and loft access hatch.

## En-Suite

7'0" x 5'5" (2.13m x 1.65m)

A smartly appointed facility provides a corner shower enclosure with wall boarding, vanity wash basin with patterned tile splash back and drawers below, and the WC. With chrome towel radiator, extractor fan, oak finish flooring and a double glazed window.

## External

The property boasts a wide frontage, with a partly walled forecourt being hard landscaped to provide ample vehicle space via an in-out driveway which also approaches the attached garage.

## Double Garage

22'6" x 19'7" (6.86m x 5.97m)

A generous double garage features twin electric roller doors from the driveway, and a further one to the rear, with electric lighting and power sockets.

## Rear Garden

The rear garden is a fabulous size and enjoys an open aspect to the rear, bordering paddock land. The main garden is mostly laid to lawn, with mature trees, beautifully planted and well stocked borders, and a large patio running along the width of the house, providing a superb outdoor seating and dining area which enjoys a Westerly aspect, bathed in the afternoon sun. A further side garden is hard landscaped for ease of maintenance and here you can find a log store, retained planting boxes and green house. The gardens benefit from outdoor lighting, cold water tap and external power points.

## Services

The property is understood to be connected to mains water and electric. Heating is supplied by way of a LPG fired boiler and drainage is via a septic tank treatment works. The annex is run from separate utilities.

## Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

## Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - G.

## Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

## Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

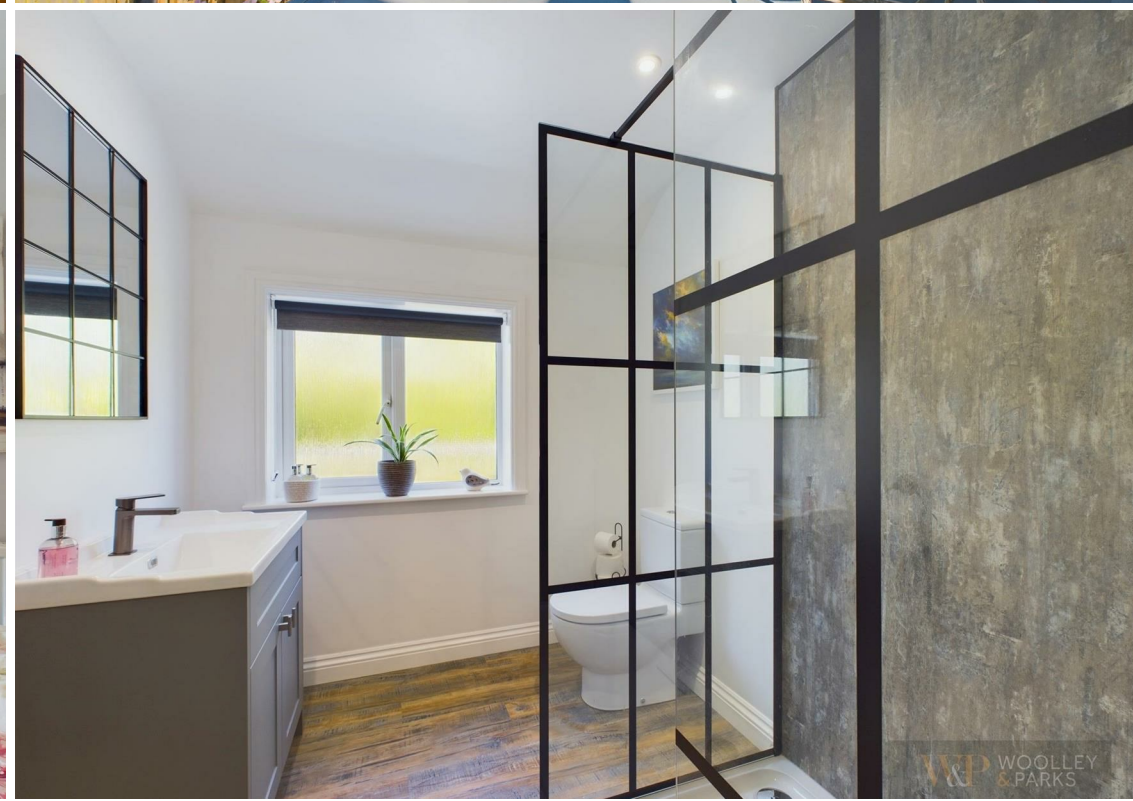
## Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

## Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.













Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2642.71 ft<sup>2</sup>  
245.52 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Least	Very environmentally friendly - lower CO <sub>2</sub> emissions	Least
 A B C D E F G	28	 A B C D E F G	28
Not energy efficient - higher running costs	Most	Not environmentally friendly - higher CO <sub>2</sub> emissions	Most
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC