



Langholme Hill
North Frodingham
YO25 8JS

ASKING PRICE OF

£349,950

3 Bedroom Detached Bungalow in 3.3 acres

■ **Ulllyotts** ■
EST 1891

01377 253456



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Garage,
Double



Oil Central Heating

Langholme Hill , North Frodingham, YO25 8JS

Set within a quite delightful location in grounds of around 3.30 acres, this is a quite unique property offered to the market. The bungalow comprises three bedrooms, as well as two reception rooms and was constructed during the 1980s. Though the property itself offers extensive accommodation, if required, there is huge potential to either extend or simply alter the interior of the property.

The property itself stands in grounds bordering Emmotland Fishing Ponds, approaching 3.30 acres and also includes a range of outbuildings including a former piggery and open double garage.

This is a quite rare property to the market.

NO OCCUPANCY RESTRICTION

A previous planning occupancy restriction was removed by Planning Permission M.17(L).

BOUNDARIES

The boundaries shown on the Land Registry title plan seemingly differ in part from the physical boundaries:

- the north west Land Registry boundary clips the adjoining lake but the physical boundary does not do so, and
- a triangular parcel of land in the south east corner appears to be part of the property but is not shown on the Land Registry plan.

These differences are thought to be the result of historic oral agreements between various parties of which the Seller does not have any evidence.

NORTH FRODINGHAM

The B1249 passes through the village with its main street lined with houses, cottages and public house. The village cross is located at the junction of the road to Brandesburton and outside the attractive village school is the war memorial. Just outside North Frodingham is the Church of St Elgin which, though restored in the 19th Century, has its original Norman



Kitchen



Dining Room



Dining Room



Hallway

Accommodation

ACCOMMODATION

MAIN ENTRANCE

9' 8" x 6' 2" (2.97m x 1.88m)

Situated to the rear of the property and having a tiled floor plus half glazed door leading out onto the rear patio.

KITCHEN

11' 4" x 9' 8" (3.46m x 2.97m)

Fitted with a basic range of base and wall mounted cupboards along with worktops, ceramic tiled floor, northerly facing window onto the driveway.

DINING ROOM

15' 8" x 15' 1" (4.80m x 4.60m)

With sliding patio doors facing west and built-in airing cupboard. Radiator.

STORAGE CUPBOARD

HALLWAY

21' 8" x 5' 9" (6.61m x 1.77m)

LIVING ROOM

17' 11" x 11' 8" (5.47m x 3.58m)

With feature log burning stove within a brickwork surround. West and north facing windows.

BEDROOM

9' 8" x 11' 9" (2.97m x 3.59m)

With south facing window. Radiator.

BEDROOM

11' 8" x 7' 8" (3.57m x 2.35m)

South facing window. Radiator.

BEDROOM

11' 6" x 11' 5" (3.52m x 3.50m)

East facing window. Built-in wardrobes. Radiator.

POTENTIAL EN-SUITE

7' 3" x 6' 2" (2.22m x 1.88m)

No suite is currently fitted but plumbing is in place.

BATHROOM

9' 2" x 7' 8" (2.80m x 2.35m)

With suite comprising low level WC, bath and wash basin. Ceramic tiled floor.



Living Room



Living Room



Bedroom



Bedroom

OUTSIDE

Access to the property is via a right of access over Howes Lane and this leads to a private gravelled driveway which, in turn, sweeps round to the bungalow.

There is extensive grassland surrounding the property and the whole site, in total, equates to around 3.30 acres.

GARAGE/CAR PORT

21' 1" x 18' 5" (6.44m x 5.62m)

With two open bays. Electricity and water connected.

FORMER PIGGERY

66' 10" x 39' 2" (20.38m x 11.96m)

Block work walls divided into separate areas internally, having huge potential.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (TBC) square metres.

CENTRAL HEATING

The property benefits from an oil fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains electricity and telephone. Drainage is private and water is via a borehole. Mains gas is not available.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band E.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band (TBC).

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.



Potential en-suite



None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

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VIEWING

Strictly by appointment (01377) 253456

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 123 sq m



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