



Prospect House Carter Lane
Flamborough

YO15 1LW

OFFERS IN REGION OF

£375,000

4 Bedroom Detached House

■ Ulllyotts ■

EST 1891

01262 401401



4



2



2



Garage, Off
Road Parking



Gas Central Heating

Prospect House Carter Lane, Flamborough, YO15 1LW

OFFERS INVITED Situated in Flamborough village, this SUPERB DEVELOPMENT OPPORTUNITY is now available for sale. A detached house, currently split into two flats, but to be sold as a whole. A RANGE OF OUTBUILDINGS included which could easily be converted into residential accommodation subject to consents.

Flat 1 briefly comprises, entrance vestibule, entrance hall, lounge, bedroom, bathroom, verandah, kitchen and office with store. Gas fired central heating.

Flat 2 briefly comprises, Ground floor entrance with stairs leading off, cloaks/wc, kitchen, lounge, three bedrooms and store room. No central heating to this flat.

Outbuildings consist of an open brick barn, stores and cow shed. There is also a garage and parking / courtyard areas.

The property is set in the heart of Flamborough village close to

all the village centre amenities. Flamborough Village is a coastal resort located 4 miles to the north east of Bridlington which enjoys a substantial tourist trade through the summer months and this property is set in an excellent all year-round position for the locality.

The village is steeped in the history of smugglers, caves and cliffs. The headland itself is noted by its white lighthouse and old octagonal stone lighthouse, a superb golf course and thriving village centre supported by a good array of local shops, facilities and amenities. The village attracts a substantial number of seasonal visitors wishing to explore the Northeast Yorkshire Coast.



Driveway

Accommodation

FLAT 1

ENTRANCE VESTIBULE

3' 4" x 3' 3" (1.02m x 0.99m)

With timber door into; tiled flooring and door to entrance hall.

ENTRANCE HALL

8' 6" x 3' 4" (2.59m x 1.02m)

With radiator and doors.

LOUNGE

14' 7" x 11' 8" (4.44m x 3.56m)

With bay window to the front elevation, tiled fireplace, gas fire in situ and radiator.

BEDROOM

12' x 10' 2" (3.66m x 3.1m)

With bay window to the front elevation, radiator and wardrobe.

BATHROOM

10' 4" x 6' 1" (3.15m x 1.85m)

With panelled bath, pedestal wash hand basin, low level WC, radiator, two windows, tiled splash back, radiator and vinyl flooring.

KITCHEN

14' 8" x 11' 2" (4.47m x 3.4m)

With stainless steel sink unit, recessed storage cupboards, window to the rear elevation, radiator, thermostat, shelved pantry and gas fire in situ.

OFFICE WITH STORE

10' 8" x 7' 6" (3.25m x 2.29m)

With window to the side elevation and radiator.

VERANDAH

10' 7" x 9' 7" (3.23m x 2.92m)

With concrete floor, wall mounted gas central heating boiler and timber door into:

FLAT 2

ENTRANCE

A ground floor side entrance door, stairs leading off, timber glazed door into:

HALF LANDING

With stained glass window to the side elevation.

FIRST FLOOR LANDING

With doors to:

BATHROOM

10' 3" x 4' 6" (3.12m x 1.37m)

With panelled bath, wall mounted wash hand basin and



Outbuilding



Outbuilding



Front Elevation



First Floor Kitchen

window to the rear elevation.

SEPARATE WC

4' 3" x 2' 4" (1.3m x 0.71m)

With high pull WC and window to the rear elevation.

KITCHEN

10' 9" x 10' 8" (3.28m x 3.25m)

With pantry area, sink unit, open fire, two recessed cupboards and window to the rear elevation.

LOUNGE

12' 3" x 11' 7" (3.73m x 3.53m)

With open fire place and window to the front elevation.

BEDROOM / DINING ROOM

15' 6" x 12' 4" (4.72m x 3.76m)

An 'L' shaped room with window to the front elevation.

BEDROOM 2

23' 8" x 15' 8" (7.21m x 4.78m)

With dormer window to the front elevation and skylight to the rear elevation.

BEDROOM 3

12' 4" x 11' 1" (3.76m x 3.38m)

With fireplace.

STORE CUPBOARD / NURSERY ROOM

10' 7" x 4' 6" (3.23m x 1.37m)

OUTBUILDINGS

OPEN BARN

20' 6" x 7' 2" (6.25m x 2.18m)

This is a brick open barn, right hand side of courtyard.

ADJOINING STORES

14' 00" x 8' 2" (4.27m x 2.49m)

With two windows and two doors.

MAIN BARN

47' 6" x 15' 9" (14.48m x 4.8m)

A brick built barn with sliding front doors.

COW SHED

20' 2" x 12' 3" (6.15m x 3.73m)

With double timber doors and pitched roof.

GARAGE

26' 00" x 12' 3" (7.92m x 3.73m)

With up and over steel door.

ACCESS

With double gated access into the courtyard, parking for several vehicles.



First Floor Kitchen



First Floor Lounge



NOTE TO BUYERS

There is gas central heating in Flat 1. There is no central heating in flat 2. The property is all single glazed windows and doors.

POTENTIAL

The property has immense potential to convert into holiday accommodation / holiday lets / residential dwelling / outbuildings to convert into living accommodation. However, the buyer would need to obtain all the consents to do so. The property is for sale as a whole, not separately.

TENURE

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

SERVICES

All mains services are available at the property.

FLAT 1 - ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band G. .

FLAT 1 - FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 64 square metres.

FLAT 1 - COUNCIL TAX BAND

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

FLAT 2 - ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band G. .

FLAT 2 - FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 129 square metres.

FLAT 2 - COUNCIL TAX BAND

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

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

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.

VIEWING

Strictly by appointment with Ulyotts.

Regulated by RICS.



First Floor Bathroom



First Floor Bedroom 4



Second Floor Master Bedroom



Second Floor Bedroom 4

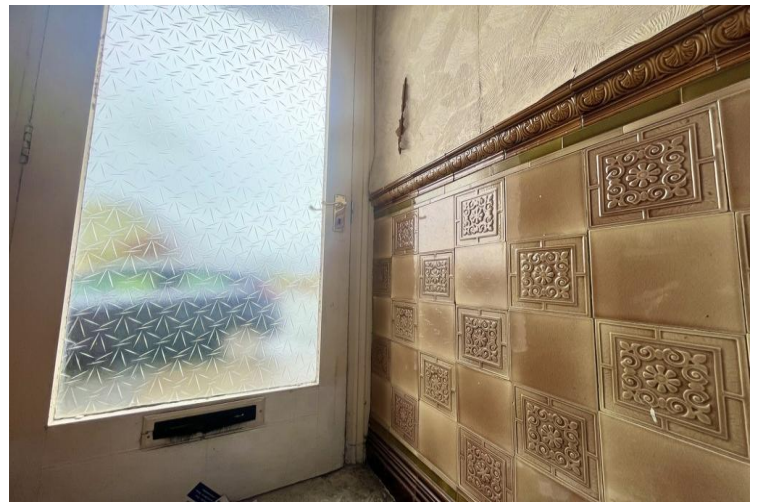




Ground Floor Kitchen



Ground Floor Sitting Room



Porch

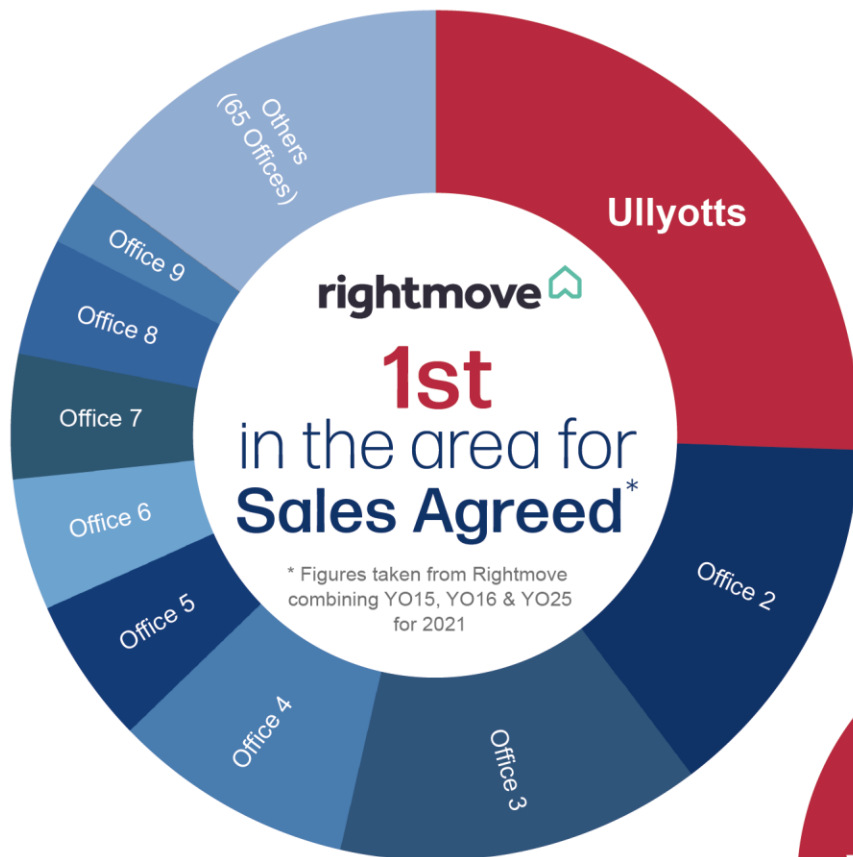
The stated EPC floor area, (which may exclude conservatories),
is approximately

Ground Floor





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Experienced sales teams who live locally and know the area.
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Testimonials

“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”

“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”

“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”

“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”

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