



Church Farm House Church Lane
Bessingby

YO16 4UH

GUIDE PRICE

£650,000

5 Bedroom Detached House

■ Ulllyotts ■
EST 1891

01262 401401



Rear Garden



Garage, Off
Road Parking



Gas Central Heating

Church Farm House Church Lane, Bessingby, YO16 4UH

A spacious five bedroomed detached house situated in Bessingby Village. This wonderful period property deserves an internal inspection to appreciate what is on offer. The property sits on approximately a one acre plot, along with plenty of living space with three reception rooms, five bedrooms, kitchen and bathroom.

The original residence was built in 1765 and re-built in 1901. The accommodation briefly comprises, entrance hall, lounge through diner, kitchen, sitting room, utility, cloaks / wc, landing with five bedrooms and family bathroom. Double garage, parking and fabulous gardens of approximately one acre. The property now requires upgrading.

Bessingby is a parish and township containing 1,269

acres, and 171 inhabitants. The village is pleasantly situated on the sloping side of the Wold Hills, facing the sea, 1½ miles south-west of Bridlington. It is almost hidden from view by the trees that shelter it on every side. This place is twice mentioned in Domesday Book.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.



Dining Room



Lounge



Kitchen



Sitting Room

Accommodation

ENTRANCE HALL

29' 1" x 6' 4" (8.86m x 1.93m)

A beautiful entrance hall with timber glazed door into; feature windows to the side elevation, radiator, plaster ornate wall panelling, stairs leading off and doors to:

LOUNGE

18' 9" x 14' 3" (5.72m x 4.34m)

With feature fireplace, gas fire in situ, square bay window to the front elevation, radiator, wall lighting and archway to the dining room.

DINING ROOM

18' 4" x 15' 8" (5.59m x 4.78m)

With window to the rear elevation, side entrance Georgian glazed door to the garden, radiator and wall lighting.

SITTING ROOM

17' 8" x 15' 1" (5.38m x 4.6m)

With square bay window to the front elevation, radiator, feature fireplace with electric fire in situ and wall lighting.

KITCHEN / BREAKFAST ROOM

15' 5" x 15' 2" (4.7m x 4.62m)

With pine timber panelling, wall and base units, work surface over, splash back, sink and taps, space for washing machine, dishwasher, fridge / freezer and cooker. Laminate flooring, two windows to the front elevation, access to side entrance door and access to back stairs leading to floor mounted gas central heating boiler.

SIDE ENTRANCE LOBBY

4' 9" x 2' 7" (1.45m x 0.79m)

With timber door into; and access to understairs storage cupboard.

REAR / SIDE ENTRANCE PORCH

10' 5" x 9' 4" (3.18m x 2.84m)

With timber glazed door into; tiled flooring, door to cellar and access to kitchen, hallway and utility room.

CLOAKS / WC

10' 1" x 4' 7" (3.07m x 1.4m)

With tiled flooring, timber panelling, door to low level WC, pedestal wash hand basin and window to the side elevation.



Entrance Hall



Bedroom 1



Bedroom 2

UTILITY ROOM

14' 1" x 11' 2" (4.29m x 3.4m)

With base units, work surface over, space for washing machine / tumble dryer / freezer and window to the side elevations.

GALLERIED LANDING

27' 3" x 6' 2" (8.31m x 1.88m)

With window to the side elevation, radiator and doors to:

BEDROOM 1

14' 4" x 13' 8" (4.37m x 4.17m)

With feature fireplace, window to the side and rear elevations.

BEDROOM 2

14' 8" x 14' 7" (4.47m x 4.44m)

With window to the front elevation and radiator.

BEDROOM 3

15' 1" x 14' 2" (4.6m x 4.32m)

With window to the front elevation and radiator.

BEDROOM 4

17' 9" x 15' 2" (5.41m x 4.62m)

With two windows to the side elevations and radiator.

BEDROOM 5

10' 9" x 10' 4" (3.28m x 3.15m)

With window to the front elevation and radiator.

BATHROOM

14' 4" x 13' 8" (4.37m x 4.17m)

With twin vanity wash hand basins, corner jacuzzi bath, low level wc and bidet, window to sides and radiator.

DOUBLE GARAGE

15' 00" x 15' 00" (4.57m x 4.57m)

A brick garage with inspection pit, remote roller shutter door to front elevation, rear personnel door, power and light connected.

OUTSIDE

The property is situated on Church Lane with walled and wrought iron surrounds to the front and side elevations. The side driveway allows for parking spaces for two / three cars in front of the garage.

The front and rear gardens benefit from borders, flower / shrub beds, colourful trees, roses, lilac, conifers all giving a fabulous private boundary. The garden is mainly laid to lawn with patio areas, garden pond, garden well,



Bedroom 3



Bedroom 4



Bedroom 5



Bathroom

secluded seating areas and offers sunny aspect and is very private. There is an outside tap and outside lighting.

A super quiet location with wildlife in an abundance, a real gem, adjoining open countryside with the town only being a short walk or drive away!

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.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band E. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 289 square metres.

COUNCIL TAX BAND

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

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 Ulyyotts.

Regulated by RICS.



Bathroom



Front Garden



Property Boundaries



Rear Garden



Rear Garden



Front Elevation –Close Up



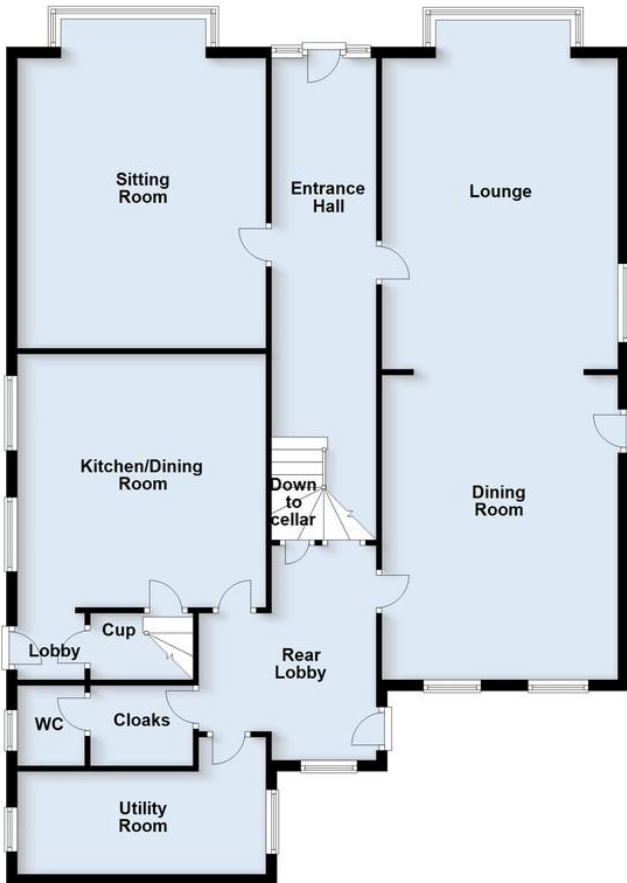
Driveway



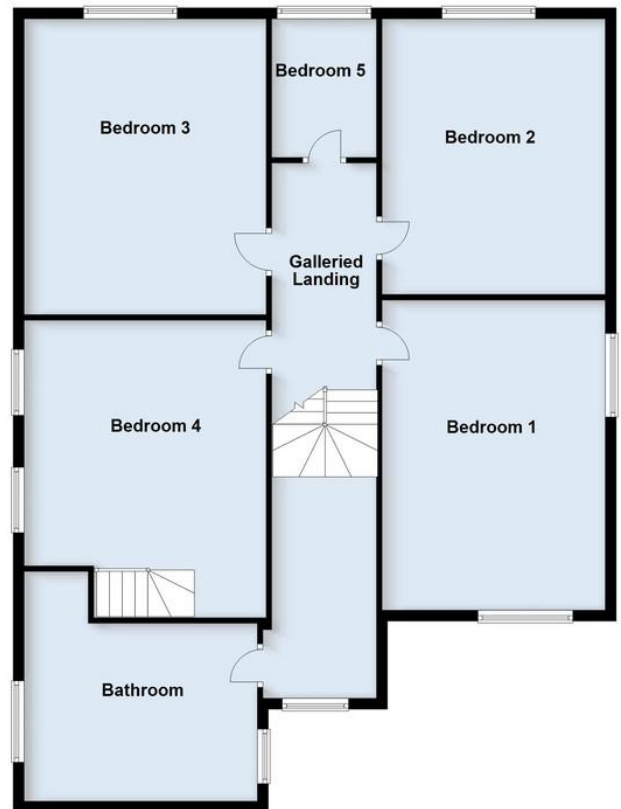
Garage

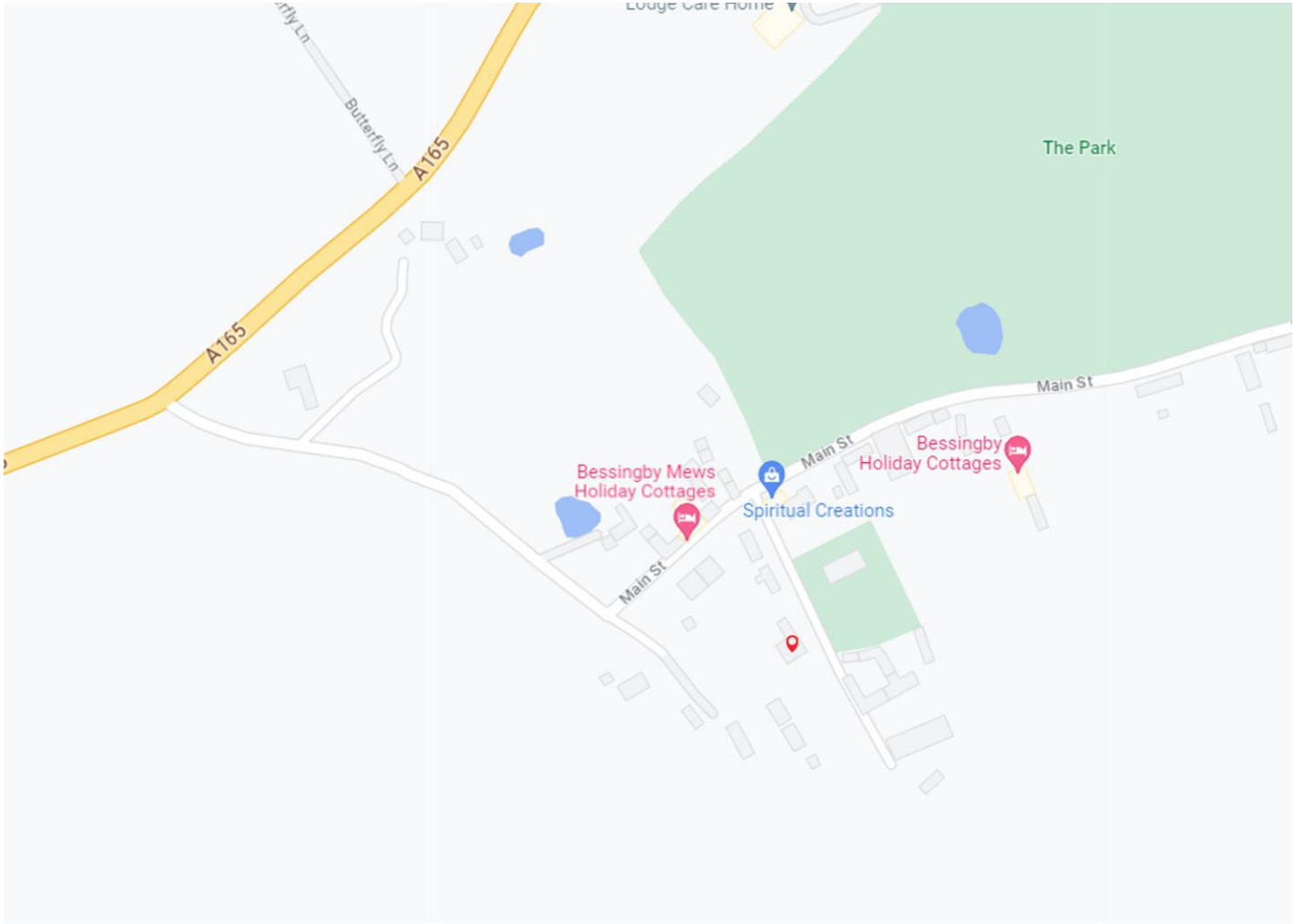
The stated EPC floor area, (which may exclude conservatories),
is approximately 289 sq m

Ground Floor



First Floor










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Testimonials

Ulyotts 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. Ulyotts 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 Ulyotts were great to deal with during our recent house purchase. A very professional team.

Bridlington Team



Driffield Team



■ Ulllyotts ■

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