



Highfield, Canton Villas
Bridlington

YO15 2JJ

GUIDE PRICE

£645,000

5 Bedroom Detached House

■ Ulllyotts ■
EST 1891

01262 401401



5



3



3



Double
Garage



Gas Central Heating

Highfield, Canton Villas, Bridlington, YO15 2JJ

A hidden gem enjoying all the benefits of its landscape surroundings and yet close to the town centre and all amenities. The beautifully presented and meticulously maintained three-bedroom house is of Victorian origins and, together with an attached two-bedroom cottage, stands in gardens and grounds estimated to be around half an acre. The timeless elegance of this three-bedroom family home, and adjoining two-bedroom cottage, can only be fully appreciated by visiting and enjoying the property, its setting and accommodation.

The main house accommodation is described more fully later but briefly includes:

Stone steps to a fabulous entrance hall with stairs to first floor. Three beautifully presented reception rooms, a kitchen to be envied complete with dining area and sunroom with French doors opening onto the garden.

At first floor three double bedrooms and two bathrooms. Gas central heating.

The attached two-bedroom cottage has its own entrance with a secondary access to the main house making it ideal accommodation for linked or separate living.

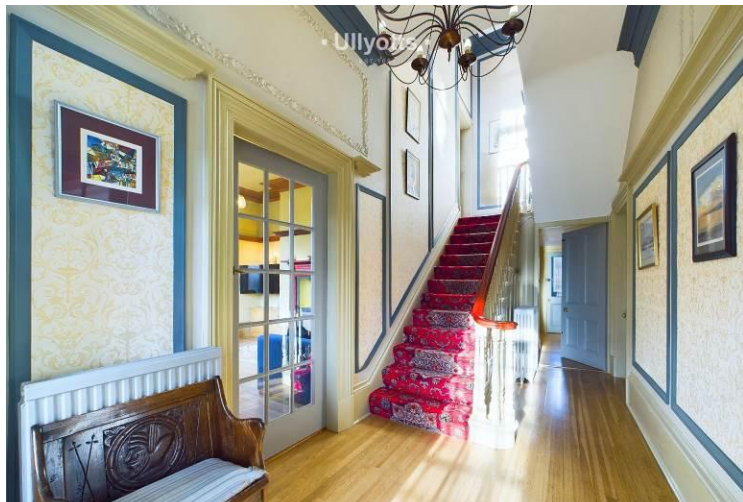
The accommodation within the cottage comprises lounge, kitchen two bedrooms and bathroom.

The sweeping gravel driveway is accessed via electric gates and provides parking for multiple vehicles. A large garage includes first floor accommodation suitable for a variety of uses subject to the usual consents first being obtained.

Uniquely for its location the property extends in all to around ½ an acre.

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.

Bridlington railway station is on the Hull to Scarborough line providing easy carefree travel to Filey and Scarborough to the north and Driffield, Beverley, Bus services are available within the town and to other areas with a small shop at the end of the road



Entrance Hall



Sitting Room



Lounge



Dining room

Accommodation

PORCH

Stone steps offer an elevated entry through a glazed door to the porch which offers a light and airy entrance with window to side elevation, original parquet flooring throughout the hall and sitting room, period features including deep skirting boards which follow throughout the property, coving and picture rail and door to:

HALL

A fabulous entrance hall which sets the scene for the decor throughout the property offering feature panelling framing the walls, deep skirting boards and other period features. Stairs up to the first floor landing, radiator and doors to:

SITTING ROOM

14' 10" x 14' 11" (4.54m x 4.55m)

With sash windows to front elevation overlooking the spectacular grounds and bay window to side elevation, radiator, period features, log burning stove and feature surround.

LOUNGE

14' 9" x 14' 10" (4.50m x 4.53m)

With sash bay window to front elevation overlooking the grounds of the property with feature cornices, ceiling rose and period features, radiator and open fire with feature surround.

DINING ROOM

14' 10" x 13' 2" (4.53m x 4.03m)

A room that is perfect for hosting family meals and gatherings, with window to side elevation, gas fire with brick surround with matching display cabinets either side for housing crockery, silverware and pewter -ware and door into kitchen.

KITCHEN

27' 9" x 14' 2" (8.46m x 4.32m)

An open plan, kitchen, dining and sun lounge area encouraging a communal atmosphere whilst cooking in the kitchen. With fabulous engineered oak flooring throughout the full space complimenting the joiner made wall and base units with Quartz work top over. An inset stainless-steel sink with Quooker tap which provides instant boiling water. Window to rear elevation, French doors to front elevation and an expansive sky light overhead allowing floods of natural light. Inset spotlight also provides bright light above the work surfaces. A Siemens electric oven and gas hob is currently in situ with dishwasher. The centrepiece of the space is a gas fired Navy Blue Rayburn stove with an exposed brick surround which not only offers modern cooking conveniences but also compliments the character of the Victorian property.

With door down to the cellar, stairs down to the cottage and door to rear lobby and rear entrance.



Kitchen



Sunroom and kitchen



Landing



Bathroom 1

WC

The WC doubles up as a utility area, with a window to the side elevation, WC, corner wash hand basin and plumbing for a washing machine and dryer outlet.

CELLAR

With solid stone steps down to the cellar which was probably once a great wine cellar, now used for storage.

FIRST FLOOR HALF LANDING

The staircase sits in the centre of the house and the period features including the panelling and deep skirting boards follow from the ground floor to this level. With another connecting door to the upstairs of the cottage and doors to:

BATHROOM 1

With a large window which provides natural light, cork tiled flooring, a quadrant shower with sliding doors and thermostatic shower with tiled surround, wash hand basin, a panelled bath with a bidet, WC, radiator, feature brass towel warmer and storage cupboard. The bathroom benefits from brass fittings and has been used as a true family bathroom with enough room to have a chair by the bath that has been previously used to read children's stories.

BATHROOM 2

A smaller bathroom with window to rear elevation, tiled walls, vanity wash hand basin, panelled bath, WC, bidet, shower with

thermostatic shower over.

MAIN LANDING

Up another smaller set of stairs to the second landing which is the hub to all bedrooms and also offers access to the outside balcony.

BEDROOM 1

15' 0" x 14' 10" (4.59m x 4.54m)

With dual aspect windows overlooking the grounds and gardens, fitted wardrobe storage and vanity wash hand basin and radiator.

BEDROOM 2

14' 10" x 14' 9" (4.53m x 4.51m)

An elegant space with bay window to front elevation offering streams of natural sunlight and fabulous views over the grounds and gardens. Again, the decor is fitting to the period of the property and has beautifully panelled walls and ceiling cornice. A gas fire is in situ with a feature surround. There is also a radiator in situ and door to storage cupboard.

BEDROOM 3

14' 9" x 13' 2" (4.51m x 4.03m)

With a bay window to the side elevation of the property, a wash hand basin, gas fire with feature surround and storage cupboard again. Intricately carved coving is present in all rooms.



Bedroom 1



Bedroom 2



Bedroom 3



Cottage

IVY COTTAGE

With a separate entrance into a sunny porch with windows to side elevation. This beautiful cottage is currently use as a holiday cottage but could certainly double up as a space for older children or an elderly relative for multigenerational living. The property is partially double glazed and is a fabulous addition to the main residence.

Door into:

LOUNGE

19' 11" x 14' 9" (6.08m x 4.50m)

The lounge benefits from windows to the front elevation which allows lots of natural light to beam in, the view of the grounds and gardens are spectacular from this room. It benefits from a feature open fire, radiator and door to:

KITCHEN

14' 9" x 14' 1" (4.50m x 4.31m)

With a range of wall and base units with work top over, a double sink and drainer, there is space for a Range cooker and American fridge freezer. There is a window to the rear elevation which overlooks the flowers beds and a staircase up to the first-floor landing.

There is also a door to a rear lobby which benefits from plumbing for the washing machine and space for a dryer, a wall mounted gas central heating boiler which is solely for the use

of the cottage. This area leads to a large storage cupboard and door to rear with additional WC.

A wooden staircase leads to a landing which offers access to upstairs rooms.

BEDROOM 1

14' 9" x 14' 7" (4.50m x 4.45m)

With double glazed sash windows to the front and side elevation, this room benefits from built in storage and a radiator.

BEDROOM 2

14' 9" x 11' 1" (4.50m x 3.40m)

With window to rear elevation, this room is beautifully presented and reflects the decor from the main residence incorporating panelled walls a wash hand basic, radiator and overhead storage.

This room also has steps up to a door that leads to the half landing of the main residence.

BATHROOM

This bathroom has been recently renovated and has a real 'modern' feel to it. This benefits from grey wood effect laminate flooring, partially tiled walls, a chrome towels warmer, wash hand basin and WC. There is a panelled bath with an electric shower over. There is a window to the rear elevation.



Cottage Lounge



Cottage Kitchen



Cottage Bedroom 1



Cottage Bedroom 2



Cottage Bathroom



GARAGE

24' 9" x 22' 6" (7.545m x 6.870m) A larger than average garage space with power and light and roller shutter. Built to compliment the architecture of the main residence. Staircase to the first-floor area with sash windows which could be converted by the new owners after obtaining relevant consents.

GROUNDS AND GARDENS

Step into the enchanting outdoor sanctuary that surrounds this Victorian residence, where the meticulously landscaped garden unfolds as a tapestry of natural beauty. The property sits in around half an acre of land and is accessed via Canton Villas off Flamborough Road. At the head of Canton Villas are electric gates offering access to a gravelled driveway and large lawned circle which is the central focal point of the grounds.

The lawn is immaculately manicured, a natural meadow area sits beyond the central circle with majestic trees that stand as sentinels which are surrounded by daffodils, snow drops and a ray of blue bloom. This all sits around a hidden pond.

With a hedged boundary the grounds are immaculate and around the front of the property is beautiful selection of pots and plants which add a pop of colour to the green of the lawn.

DOUBLE GLAZING The property benefits from some Upvc double glazing, mostly in the cottage.

CENTRAL HEATING

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

TENURE

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

COUNCIL TAX BAND - RATED F

ENERGY PERFORMANCE CERTIFICATE - RATED E

SERVICES

All mains' services are available at the property.

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

The stated EPC floor area, (which may exclude conservatories),
is approximately 329m²



Ground Floor



Floor 1



Approximate total area⁽¹⁾
307.5 m²

Balconies and terraces
4.29 m²

Reduced headroom
1.13 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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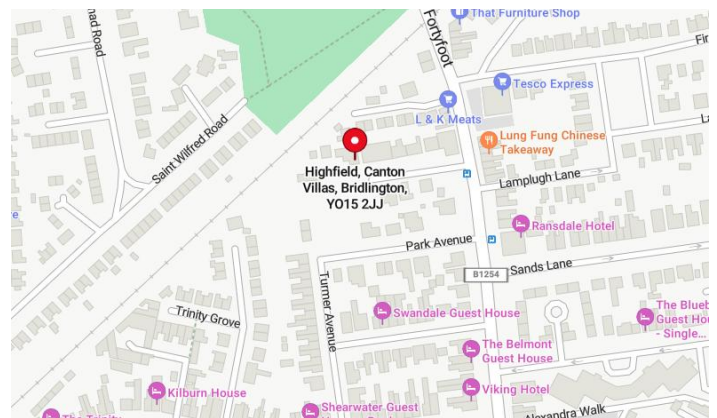
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VIEWING

Strictly by appointment with Ulllyotts.

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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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