



Cemetery Lodge Sewerby Road
Bridlington

YO16 7DS

OFFERS OVER

£300,000

3 Bedroom Detached House

■ **Ulllyotts** ■

EST 1891

01262 401401



View from Property



3



2



2



Double
Garage



Gas Central Heating

Cemetery Lodge Sewerby Road, Bridlington, YO16 7DS

This simply stunning, detached Grade II listed building, known as the historic Cemetery Lodge, is now offered for sale. This delightful period freehold, built in approx. 1869 by Architect Alfred Smith of Nottingham, in the true Gothic style, offers an abundance of character and charm. The two-storey property is built of brick and stone construction with a slate roof (new slate roof fitted in 2003).

Offering generously proportioned accommodation briefly comprising entrance hall, dining room, sitting room, conservatory, kitchen, utility, cloakroom, inner lobby, shower room, landing, three spacious bedrooms and family bathroom. The property is situated on a super plot on Sewerby Road, overlooking the cemetery with a good-sized courtyard garden, parking and two double garages with development potential subject to the relevant planning permissions.

A separate uPVC conservatory and two double garages have had previous planning permission for conversion into accommodation (this has lapsed), this is the former Old Lodge floristry and builder's store.

The property is located on Sewerby Road, set in the middle reaches, within walking distance of Martongate and Marton Road shops and amenities which includes a Post Office, supermarket, takeaway and pharmacy etc. The schools that serve the area are Martongate Primary and Headlands Comprehensive. Buses are routed through the locality linking to the main town centre approx. 1 mile away to the south.

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.



Front entrance



Lobby



shower room



wc

Accommodation

ENTRANCE HALL

6' 1" x 5' 8" (1.85m x 1.73m)

With original door in to, radiator, storage cupboard, plate rack and thermostat.

STUDY/DINING ROOM

13' 5" x 13' 3" (4.09m x 4.04m)

With window to front elevation, feature fire place, laminate flooring and two radiators.

SITTING ROOM

15' 11" x 14' 5" (4.85m x 4.39m)

With windows to all sides offering panoramic views, a bright and airy room with TV point, open fire grate, wall lighting, laminate flooring, radiator and door to conservatory.

CONSERVATORY

22' 8" x 11' 9" (6.91m x 3.58m)

With quarry tiled flooring, radiator, timber glazed with wrought iron railings and external door. Door to cellar.

KITCHEN

15' 1" x 11' 9" (4.6m x 3.58m)

With a range of wall, base and drawer units, oak worktop over,

Belfast sink with mixer tap, space for a range cooker and fridge freezer, extractor and tiled splashbacks. Laminate flooring, large feature fire place, radiator, wall lighting, coving, window to side elevation and opening into utility room.

UTILITY ROOM

12' 6" x 6' 1" (3.81m x 1.85m)

With external door, tiled splashback, wall and base units, worktop over, stainless steel sink unit, space for washing machine, tiled flooring, radiator and window to rear elevation.

CLOAKROOM AND SEATING AREA

7' 2" x 6' 3" (2.18m x 1.91m)

With hanging space and seating area.

INNER LOBBY

6' 10" x 3' 6" (2.08m x 1.07m)

With tiled flooring and feature doors to front and rear elevations.

SHOWER ROOM

12' 8" x 3' 7" (3.86m x 1.09m)

With shower cubicle, thermostatic shower over, vanity wash hand basin, low level WC, tiled flooring, tiled shower cubicle and windows to front and rear elevations.



Utility



kitchen / breakfast room



kitchen / breakfast room



Dining room

FIRST FLOOR LANDING

10' 8" x 4' 5" (3.25m x 1.35m)

With radiator and loft access.

BEDROOM 1

16' 6" x 14' 11" (5.03m x 4.55m)

With windows to the front and side elevations, laminate flooring, two radiators, feature fire place and built in wardrobes.

BEDROOM 2

13' 2" x 12' 11" (4.01m x 3.94m)

With windows to front and side elevations, radiator, laminate flooring and two wardrobes to both sides of recess.

BEDROOM 3

11' 5" x 10' 8" (3.48m x 3.25m)

With window to side elevation, laminate flooring, boiler cupboard with cylinder and walk in shower cubicle with electric shower over.

BATHROOM

10' 10" x 9' 10" (3.3m x 3m)

A spacious bathroom comprising feature period slipper bath with clawed feet, pedestal wash hand basin and low level WC. Feature fire place, stripped flooring, plate rack, wall lighting, radiator and window to rear elevation.

CELLAR AND BAR AREA

15' 11" x 15' 0" (4.85m x 4.57m)

With laminate flooring, feature bar, radiator, wood burning stove, two stone stair cases - one leading to the exterior and one back up to the conservatory.

OUTSIDE

The property has a superb courtyard garden with colourful flowers and shrubs which are established, giving height and colour throughout the year, with gravel, pond with gazebo, wrought iron railings with shrubbery, seating areas, outdoor stores and patio.

There is a gated access with a road frontage and parking for several vehicles.

DETACHED CONSERVATORY

27' 7" x 23' 8" (8.41m x 7.21m)

Of uPVC and brick construction.

GARAGE BLOCK 1

19' 9" x 16' 3" (6.02m x 4.95m)

A block of two garages with power and light connected, timber doors and WC. Door linking to the detached conservatory.



Dining room



Hallway



Lounge



Conservatory

GARAGE BLOCK 2

19' 6" x 18' 8" (5.94m x 5.69m)

A block of two garages with power and light connected. Door linking to the detached conservatory.

The garages do have Commercial Planning Permission for business use. They were previously used as a joiner's workshop and florist.

It has previously had Planning Permission for a 3-bedroom property (this has now lapsed)

TENURE

Freehold.

SERVICES

All mains services connected.

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.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

This property is exempt from requiring an Energy Performance Certificate, being a Grade II listed building.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401

Regulated by RICS



Conservatory



Cellar and Bar Area



Landing



Bedroom 1



Bedroom 2

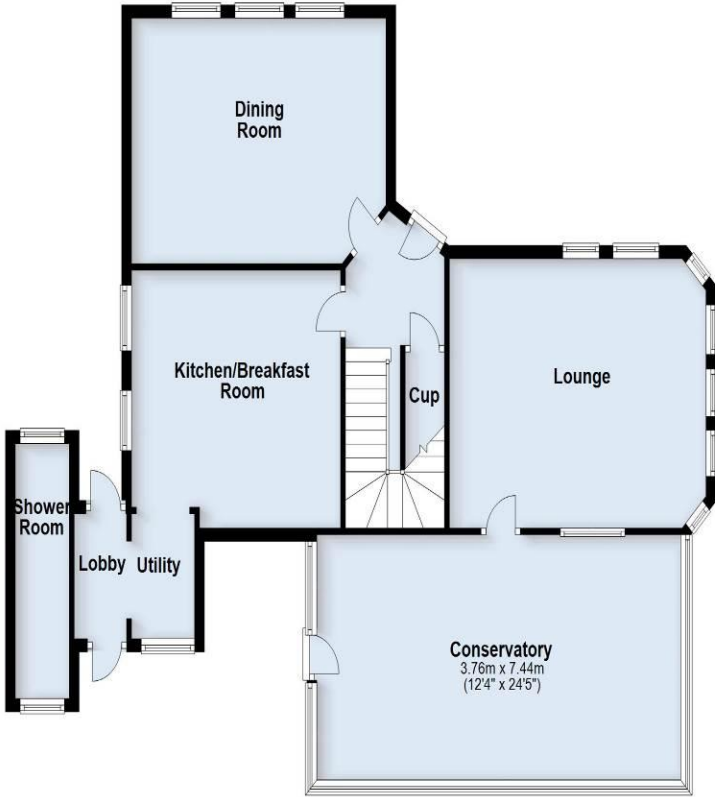


Bedroom 3



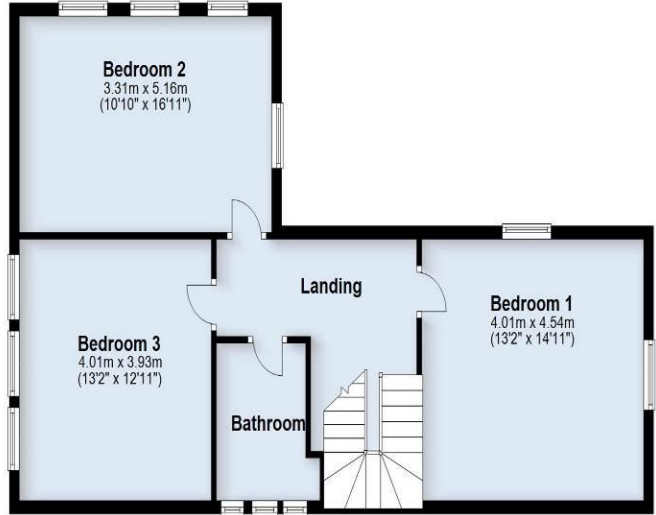
Ground Floor

Approx. 105.5 sq. metres (1135.7 sq. feet)



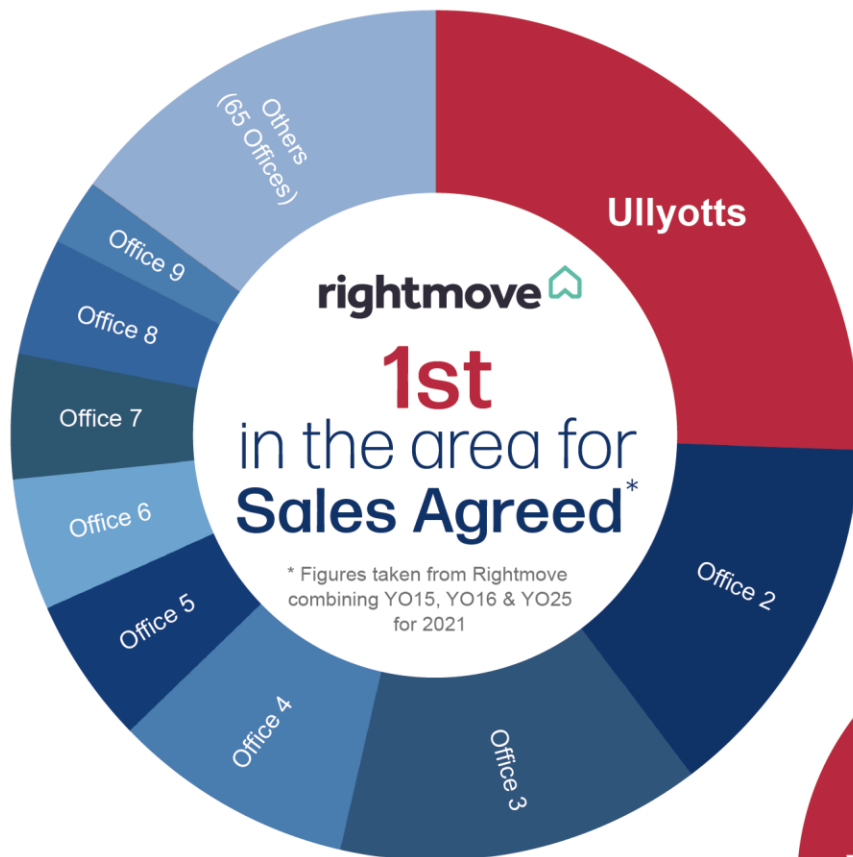
First Floor

Approx. 68.8 sq. metres (740.2 sq. feet)





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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. ”

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EST 1891



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