



Woodland View & 2 The Cottage  
Boynton

YO16 4XN

ASKING PRICE OF

**£400,000**

2 Semi Detached Dormer Bungalows





View

 6
  3
  2
  Garage, Off Road Parking
  Oil and Electric Heating

## Woodland View & 2 The Cottage, Boynton, YO16 4XN

Two three-bedroom dormer bungalows set in approximately a quarter of an acre, with frontage to the old Roman Road known as High Street, and with vehicle access from Main Street, Boynton. These unique properties stand on rising ground with open southerly views.

The properties offer versatility for multi-generational living, holiday homes/lets and families with independent children. Seldom does such an opportunity come to the market

The properties are approached over a sweeping driveway leading to a gravel parking area, double garage with storage, and generous front gardens, with stunning open field views to the rear.

Woodland View benefits from oil central heating, three reception rooms, a dining kitchen, utility, two ground floor bedrooms and a family bathroom. A third bedroom at first floor.

2 The Cottage. The property has a light and airy front porch, lounge, kitchen, bathroom, two ground floor bedrooms and a third upstairs bedroom.

The present owner's family has enjoyed the versatility of the properties for over 40 years including let income.

Boynton is a small, picturesque village nestled in the East Yorkshire countryside, just a few miles from the seaside town of Bridlington. Known for its peaceful charm, Boynton offers a tranquil rural lifestyle surrounded by open fields and scenic landscapes. The village is home to Boynton Hall, once the seat of the Strickland-Constables, Primary School, Parish Church and a mix of traditional cottages and modern homes, with a friendly community atmosphere. Its proximity to Bridlington provides easy access to local amenities, senior schools, and transport links, while the surrounding countryside is ideal for walking, cycling, and outdoor pursuits.





Woodland View Hallway



Woodland View Kitchen



Woodland View Kitchen



Woodland View Lounge

## Accommodation

### WOODLAND VIEW

#### ENTRANCE HALL

12' 6" x 2' 9" (3.83m x 0.84m)

With steps up to the main entrance via a uPVC door into the main entrance hall with radiator and doors to all ground floor rooms.

#### SITTING ROOM / OFFICE

18' 1" x 9' 1" (5.53m x 2.79m)

Currently used as an office, this is a versatile room that could double up as a further reception room or bedroom. The property has a window to the front and side elevation with fitted desks and shelving and a radiator.

#### BEDROOM 1

15' 3" x 8' 7" (4.66m x 2.64m)

With a window to the rear elevation with open views, a wash hand basin with tiled splash back, wall mounted mirror tiles and radiator.

#### SHOWER ROOM

5' 6" x 5' 2" (1.68m x 1.58m)

A shower room with a double shower cubicle with glass door, electric shower, WC, tiled walls, tile effect vinyl flooring and a window to the rear elevation.

This part of the property was built in addition to the main dwelling in around 1978.

#### HALL

9' 4" x 2' 7" (2.86m x 0.80m)

A corridor to the main part of the property benefits from a radiator and offers doors to all further rooms.

#### LOUNGE

19' 6" x 15' 10" (5.95m x 4.83m)

A spacious lounge with windows to the front and side elevation and uPVC sliding door onto the front garden. A stone feature fire place with multifuel burner. Feature arch insets and wall lighting with a coving and three radiators.

#### DINING ROOM

12' 11" x 10' 10" (3.95m x 3.32m)

With a window to the front elevation, coving, feature wall lighting, views of the front gardens and a radiator.

#### KITCHEN

21' 3" x 8' 8" (6.48m x 2.66m)

The dining part of the kitchen benefits from a breakfast bar offering a casual dining space for up to four people, understairs storage cupboard, radiator and the floor is carpeted.

The kitchen area benefits from a range of wall, base, display and drawer units with work top over and a tiled splash back. Space for a fridge freezer, fitted electric oven, hob and fitted extractor fan. The flooring in this area is tiled and has a floor





Woodland View Dining room



View from Woodland View



Woodland View Office / Sitting Room



Woodland View Bedroom 1

standing oil powered boiler offering central heating . A 1 1/2 stainless steel sink and drainer with mixer tap over sits beneath a window to the rear elevation. There is an additional window to the side elevation and a door into the utility. A staircase also leads to the first floor landing.

### UTILITY ROOM

10' 1" x 4' 11" (3.09m x 1.52m)

A utility area that could also be used as a sun room as it benefits from windows all round but currently has under counter space for a washing machine, fridge and freezer, vinyl tile flooring and a uPVC door to the rear of the property.

### BEDROOM 2

11' 0" x 10' 8" (3.36m x 3.26m)

With a window to the rear elevation with open views, wash hand basin, storage cupboard housing the hot water tank There is an immersion heater in bedroom 2 for the hot water for the bath.

### BATHROOM

7' 5" x 6' 0" (2.27m x 1.83m)

With a window to the rear elevation, a 'P' shaped bath with glass screen and shower attachment, WC, corner wall mount wash hand basin, partially tiled walls, partial wall cladding, heated towel ladder and tile effect laminate flooring.

### FIRST FLOOR LANDING

9' 4" x 3' 11" (2.85m x 1.20m)

With a storage cupboard and door to:

### UPSTAIRS BEDROOM 3

14' 1" x 10' 0" (4.30m x 3.06m)

A good sized bedroom with two windows to the front elevation and opening into a dressing area with a window to the rear elevation, built in fitted wardrobes and a storage cupboard. There is also an immersion heater for the rest of the house. Dressing area cupboard houses the hot water tank.

### GARDENS

The front garden benefits from a paved area suitable for a seating area or dining area. An arched pergola leads to a lawned area with colourful plants and shrubs. A fenced boundary separates this property from 2 The Cottage and a gate leads to a pathway to access 2 The Cottage.

To side of the property lies a brick-built coal and log store, a pond, an additional paved seating area and various plants and trees.

To the rear lies a hard standing area with hedged boundary and oil tank.



Woodland Shower Room



Woodland View Bedroom 2



Woodland view Bathroom



Woodland View Upstairs bedroom

## 2 THE COTTAGE

### ENTRANCE PORCH

15' 8" x 3' 7" (4.78m x 1.11m)

The entrance is via a paved pathway along the front of Woodland View with steps up to the main entrance.

Entrance is via a uPVC door into a large porch area which could double as a sun room or seating area with a bistro table which overlooks the front garden.

Door into:

### LOUNGE

16' 0" x 12' 0" (4.88m x 3.67m)

The lounge benefits from large windows into the front porch area allowing lots of natural light to fill the space. A feature wood burner is in situ but is no longer connected. An electric wall heater for warmth, shelving for storage or displays and a door to:

### INNER HALL

9' 5" x 2' 9" (2.88m x 0.84m)

With electric wall heater and doors to:

### KITCHEN

10' 8" x 6' 3" (3.26m x 1.91m)

The kitchen benefits from a range of wall, base and drawer units with work top over and tiled splashback. A fitted electric over, two ring electric hob and a stainless-steel sink with a

matte black mixer tap over. A window to the rear elevation, electric wall heater, wood effect laminate flooring and space for a fridge freezer and washing machine. Door to rear lobby with a uPVC door to the rear of the property and a staircase to the first floor landing.

### BEDROOM 1

14' 4" x 10' 11" (4.39m x 3.33m)

With a window to the front elevation, electric wall heater, wash hand basin with tiled splashback and storage cupboard.

### BEDROOM 2

10' 9" x 10' 7" (3.30m x 3.24m)

With a window to rear with open views, electric wall heater, wash hand basin with tiled splash ack, wood effect laminate flooring and storage cupboard with shelving.

### BATHROOM

7' 5" x 6' 1" (2.28m x 1.86m)

With a window to the rear elevation, bath with glass screen and matte black edging, electric shower with matte black shower head, wash hand basin, WC, tiled walls and vinyl flooring.





Cottage kitchen



Cottage Lounge



Cottage Bathroom



Cottage Bedroom 1



Cottage Bedroom 2



Cottage Upstairs Bedroom

### FIRST FLOOR LANDING

10' 3" x 5' 4" (3.13m x 1.65m)

With an electric wall heater, storage cupboard with shelving and a door to:

### UPSTAIRS BEDROOM 3

16' 4" x 10' 3" (4.98m x 3.13m)

With two window to the front elevation, electric wall heater and storage cupboards housing the hot water tank.

### GARDENS

The front garden is mainly laid to lawn but does benefit from a paved pathway to a patio area in front of the porch.

To the side is a lean to store with doors to the front and rear.

To the rear lies a raised lawned garden area with opening views and a hedge and fence boundary.

### PARKING

A sweeping driveway leads to a gravelled parking area.

### DRAINAGE

Joint private drainage



Drive to property



Garden



The stated EPC floor area, (which may exclude conservatories),  
is approximately 109 sq m (1173 ft2)



FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate





Garage

#### **GARAGE**

The double garage has sliding wooden doors and has an additional storage area and is situated at the bottom of the sweeping driveway.

#### **CENTRAL HEATING**

Woodland View benefits from oil central heating.  
2 The Cottage benefits from electric wall heaters.

#### **DOUBLE GLAZING**

The property benefits from uPVC double glazing throughout.

#### **TENURE**

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

**COUNCIL TAX BAND – Woodland View D / 2 The Cottage B**

**ENERGY PERFORMANCE CERTIFICATE – 2 THE COTTAGE RATED E WOODLAND VIEW AWAITING**

#### **NOTE**

Heating systems and other services have not been checked.

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 Ulllyotts 01262 401401 Option 1

Regulated by RICS







# 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. ”*

*“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”*

*“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”*

# ■ Ulllyotts ■

EST 1891



## Driffield Office

64 Middle Street South,  
Driffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations