



White Cottage, 23 Main Street
Sewerby

YO15 1EH

ASKING PRICE OF

£350,000

3 Bedroom Cottage



Front Elevation



3



2



2



Garage, Off
Road Parking



Gas Central Heating

White Cottage 23 Main Street, Sewerby, YO15 1EH

Welcome to this charming three-bedroom cottage in the heart of Sewerby village. Thought to date back to medieval times and once two separate cottages, it is full of character and warmth. The property offers two reception rooms, a kitchen, ground floor bathroom, three bedrooms, and a shower room upstairs. With a private rear garden and a garage on nearby Cliff Road, this unique home combines historic charm with everyday convenience-just moments from the coast and Sewerby Hall.

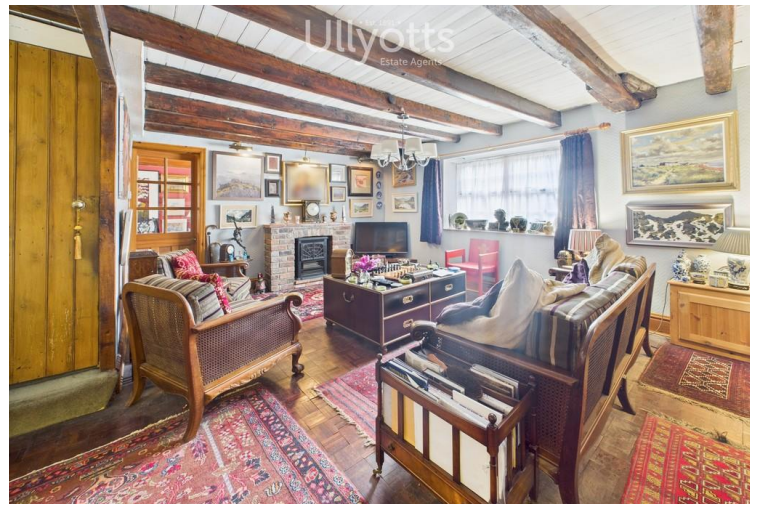
Sewerby is a picturesque village with a charming, postcard-worthy Main Street that leads to Sewerby Hall and Gardens, a stunning Georgian country house built in 1792 and set within acres of beautifully landscaped grounds, woodland walks, and family play areas. Nearby, The Ship Inn-a well-loved pub and restaurant with a children play park and The Old Forge is another popular bar and eatery. Just a mile away, a gentle coastal path

leads to the vibrant seaside resort of Bridlington. Offering the perfect balance of countryside tranquillity and coastal charm, Sewerby presents a rare opportunity for peaceful living with essential amenities close by. Nearby attractions include the Bridlington Links Golf Course and Danes Dyke Nature Reserve, both adding to the area's appeal for outdoor enthusiasts.

Close by is the bustling seaside town of Bridlington, offering a full range of amenities including supermarkets, shops, schools, healthcare facilities, restaurants, and a working harbour. The town also offers award-winning beaches, a theatre, leisure centres, and excellent transport links by road and rail-making it both a practical and vibrant complement to the more peaceful charm of Sewerby village.



Entrance Hall



Lounge



Lounge



Dining Room

Accommodation

ENTRANCE HALL

16' 4" x 3' 4" (4.98m x 1.02m)

The property is entered via a traditional wooden door into a welcoming entrance hall, featuring tiled flooring, exposed beams, tongue and groove wall panelling, and a radiator. A door leads into the lounge, while a step up to the inner hall provides further access to the lounge, bathroom, and kitchen. A charming original Georgian door, complete with its key, opens out to the rear garden.

LOUNGE

16' 2" x 15' 11" (4.95m x 4.87m)

The lounge is full of character, featuring a window to the front elevation, exposed beams reputedly crafted from old ship timbers, and classic parquet flooring. A feature brick fireplace with an electric fire adds warmth and charm, complemented by wall lighting, a chandelier point, and two radiators. The room also offers access to the inner hall, a door to the dining room, and a staircase leading to the first-floor landing.

DINING ROOM

16' 0" x 11' 11" (4.89m x 3.64m)

The dining room features bow windows to the front and rear, providing a balanced light throughout. It includes exposed beams, two radiators, a chandelier point, and ample space for a dining table, making it a practical and characterful room for dining and entertaining.

KITCHEN

12' 8" x 7' 8" (3.87m x 2.35m)

The kitchen, professionally designed and installed by Classic Interiors, offers a stylish and functional space with a comprehensive range of wall, base, drawer, and display units, all finished with tiled worktops, coordinating splashbacks, and tiled flooring. A 1½ bowl sink with mixer tap is perfectly positioned beneath a rear-facing bow window, enjoying views of the garden. Quality integrated appliances include a double gas oven, AEG microwave, four-ring gas hob with extractor, and there is space for an under-counter fridge, freezer, and dishwasher. Inset spotlighting adds a clean, contemporary finish to this well-appointed kitchen.



Kitchen



Bathroom



Landing



Bedroom 1

DOWNSTAIRS BATHROOM

10' 5" x 6' 1" (3.18m x 1.87m)

The ground floor bathroom features windows to both the side and rear elevations, with fully tiled walls and flooring for a clean, low-maintenance finish. It is fitted with a panelled bath, WC, and a countertop sink. Additional features include a radiator, inset spotlighting, extractor fan, and a housing unit for the gas central heating boiler and washing machine, making this a practical and well-equipped space.

LANDING

11' 6" x 2' 8" (3.51m x 0.83m)

The first-floor landing features a window to the rear elevation, providing natural light, and offers access to all upstairs rooms.

BEDROOM 1

16' 2" x 12' 3" (4.93m x 3.75m)

The master bedroom enjoys dual aspect views with windows to both the front and rear elevations, allowing for natural light and ventilation. The room also includes a radiator for year-round comfort.

BEDROOM 2

16' 0" x 8' 11" (4.88m x 2.73m)

Bedroom two features a window to the rear elevation and is fitted with a radiator. A loft hatch provides access to a fully boarded and insulated loft, offering additional storage space.

BEDROOM 3

11' 4" x 9' 3" (3.46m x 2.84m)

The third bedroom is currently used as an office and includes a window to the front elevation, a radiator and a feature beam.

SHOWER ROOM

5' 6" x 3' 3" (1.70m x 1.01m)

The shower room features a window to the rear, fully tiled walls and floor, a WC, wash hand basin and a quadrant shower enclosure with sliding doors and a thermostatic shower, offering a clean and modern finish.

CENTRAL HEATING

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



Bedroom 2



Bedroom 3



Shower Room



Garden

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

GARAGE

16' 11" x 8' 1" (5.18m x 2.47m)

Included in the sale is a separate garage located on Cliff Road. It features double wooden doors and provides useful space for either parking or additional storage.

OUTSIDE

To the rear of the property lies a good-sized, low-maintenance garden, predominantly paved and complemented by a variety of colourful plants and shrubs. A garden shed is also in place, providing practical storage for tools and equipment.

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.

COUNCIL TAX BAND - D

ENERGY PERFORMANCE CERTIFICATE - RATED C

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 01262 401401

Option 1

Regulated by RICS

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

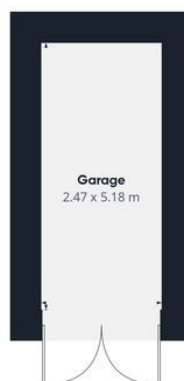
The stated EPC floor area, (which may exclude conservatories),
is approximately 117 sq m (1259 ft2)



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

• Est. 1891 •
Ulyotts
Estate Agents

Approximate total area⁽⁹⁾
124.1 m²

Reduced headroom
1.4 m²

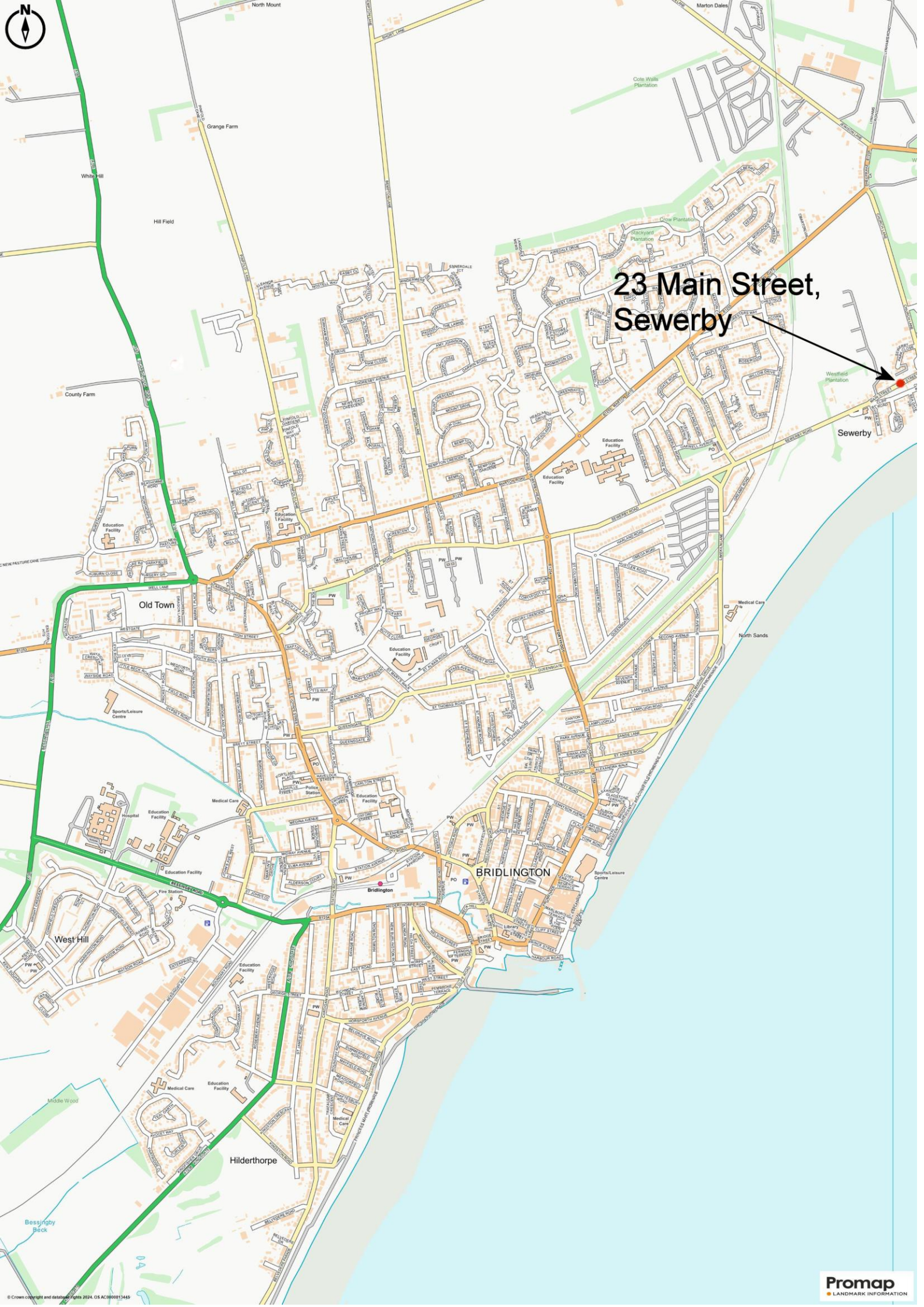
(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





23 Main Street,
Sewerby

Sewerby

BRIDLINGTON

■ Ulllyotts ■

EST 1891



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