



2 Church Lane
Carnaby
YO16 4UP

GUIDE PRICE

£350,000

3 Bedroom Detached Bungalow



Front Garden



3



2



2



Double
Garage



Oil Central Heating

2 Church Lane, Carnaby, YO16 4UP

A spacious detached bungalow in Carnaby, offering versatile family living with a lounge, dining room, breakfast kitchen, conservatory, and two downstairs bedrooms with a bathroom, plus two further bedrooms on the first floor, including an ensuite. The property sits behind a front garden with a driveway leading to a double garage, with a generous patio area currently housing multiple workshops-perfectly blending indoor and outdoor living.

Carnaby is a well-regarded and established village, ideally located just three miles from the popular East Coast resort of Bridlington. Set within a peaceful rural landscape, the village offers excellent access to nearby attractions such as the Parish Church, the Manor Court Hotel, Bar and Restaurant, Park Rose and Ferns Farm Complex with a bar, restaurant and the Palms Leisure Club which features a range of amenities including a swimming pool, sauna, steam room, Jacuzzi, and a fully equipped gym. With easy connections to York, Beverley,

and beyond. Just a mile away, the scenic Fraisthorpe beach provides the perfect spot for relaxing walks along the coast.

Bridlington is the closest town to Carnaby and offers a vibrant mix of traditional seaside charm and modern amenities. Known for its award-winning sandy beaches and picturesque harbour, Bridlington is a popular destination for families, walkers, and nature lovers alike. The town boasts a wide range of attractions, including the historic Old Town, the stunning Sewerby Hall and Gardens, and the popular Bridlington Spa for live entertainment. Visitors can enjoy a variety of restaurants, cafes, and pubs, as well as a good selection of independent shops. With excellent transport links and plenty to explore, Bridlington provides the perfect complement to a peaceful stay in nearby Carnaby.



Entrance Hall



Lounge



Dining Room



Kitchen

Accommodation

ENTRANCE HALL

16' 6" x 7' 10" (5.03m x 2.39m)

Accessed via a UPVC door into a porch with tiled flooring, the property opens into a welcoming entrance hall. The hall features a radiator, stairs to the first-floor landing and doors leading to all downstairs rooms.

LOUNGE

18' 2" x 13' 0" (5.54m x 3.98m)

The spacious lounge features a large bow window to the front elevation, flooding the room with natural light. It is enhanced by coving, wall panelling, a radiator, a marble hearth with a feature surround, a central chandelier point, and wall lighting.

DINING ROOM

10' 11" x 10' 5" (3.34m x 3.20m)

The dining room features a window to the rear elevation, coving, a radiator and ample space for a dining table, creating a bright and versatile area for family meals and entertaining.

KITCHEN/BREAKFAST ROOM

17' 9" x 10' 4" (5.43m x 3.16m)

The breakfast kitchen is a generous space, fitted with a range of wall, base, drawer and display units with work surfaces over and a tiled splashback. A sink and drainer with mixer tap sits beneath a side-facing window. The kitchen also offers space for a washing machine, a fitted Neff oven with electric hob, a boiler, a breakfast bar for casual meals, a radiator, and a door leading through to the conservatory.

CONSERVATORY

15' 7" x 8' 11" (4.75m x 2.73m)

Upvc conservatory with brick built base, with doors to garden and driveway.

BEDROOM

12' 10" x 11' 0" (3.92m x 3.36m)

The ground-floor bedroom features a window to the front elevation, coving, and a radiator, providing a bright and comfortable space.



Conservatory



Bedroom 1



Bathroom

BATHROOM

7' 10" x 6' 8" (2.39m x 2.04m)

The family bathroom is fitted with a panelled bath with shower attachment, a vanity wash hand basin, WC, radiator, and a rear-facing window, with partially tiled walls for a clean and practical finish.

FIRST FLOOR LANDING

6' 2" x 3' 7" (1.89m x 1.11m)

The first floor landing benefits from eaves storage and doors to both bedrooms.

BEDROOM

21' 2" x 9' 4" (6.46m x 2.87m)

The spacious first-floor bedroom features eaves storage, a cupboard currently used as an airing cupboard housing the hot water tank, a front-facing window, a radiator, and a door leading to the ensuite bathroom.

BEDROOM

14' 9" x 12' 0" (4.51m x 3.67m)

The second upstairs bedroom features a front-facing window and a radiator, offering a bright and comfortable space.



Bedroom 3

ENSUITE

12' 0" x 4' 11" (3.67m x 1.51m)

Comprising of paneled bath, wash hand basin and wc

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

DOUBLE GARAGE

17' 9" x 15' 11" (5.42m x 4.86m)

The double garage features an electric roller door, with power and lighting connected, and a personal door for convenient access.

WORKSHOPS

A patio area to the side of the garage currently houses three workshops, offering versatile space for hobbies, storage, or additional workspace.



Ensuite



Workshop



Drive and Garage



Garden

OUTSIDE

The property enjoys a generous front garden with beautifully maintained lawns, framed by mature hedges and trees and a raised patio area, complemented by a pathway encircling the home. To the rear, a spacious driveway provides parking for several vehicles and leads to the double garage, combining practicality with effortless access and additional parking.

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 - AWAITED

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.

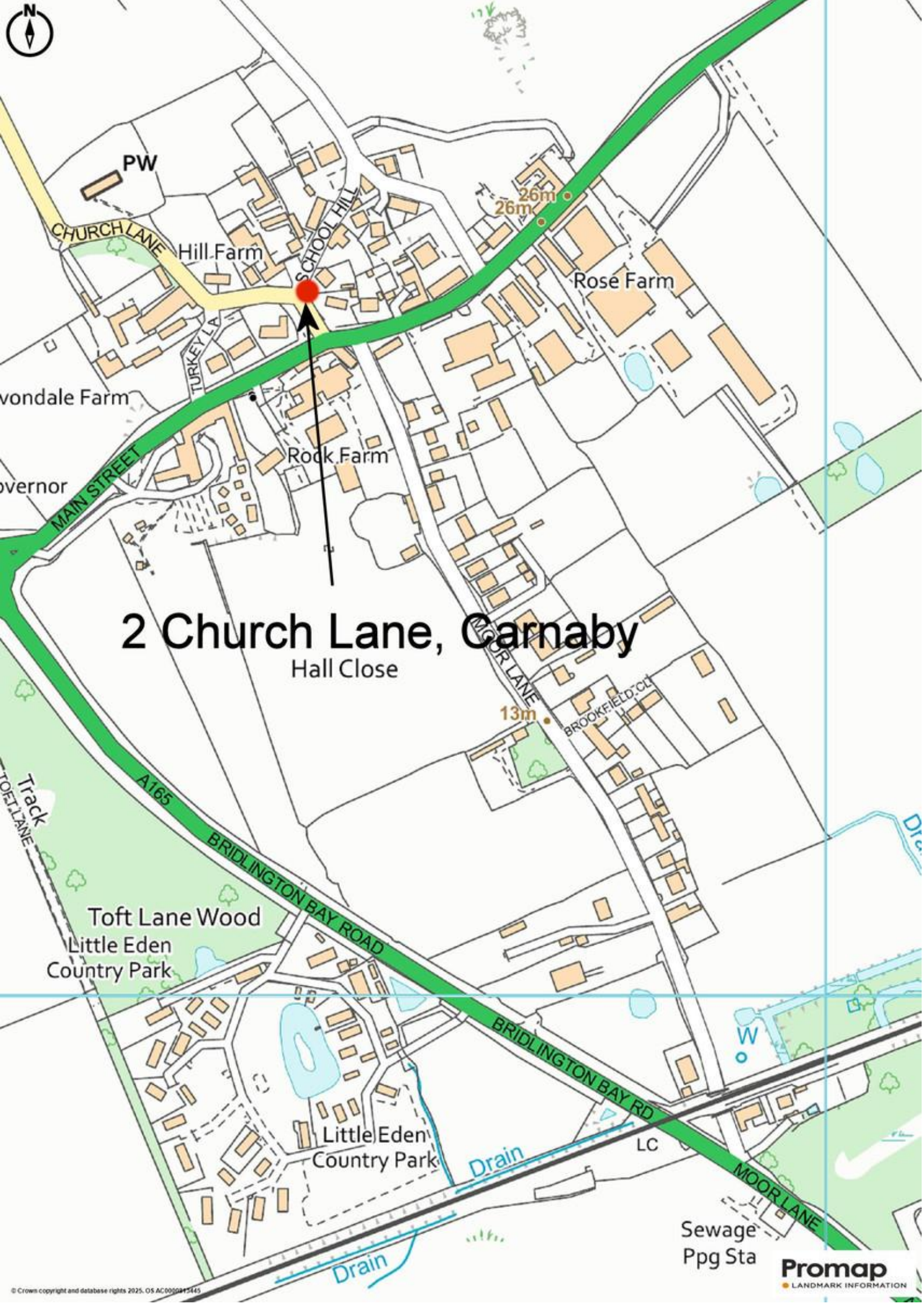
VIEWING

Strictly by appointment with Ulyotts 01262 401401
Option 1

Regulated by RICS

The digitally calculated floor area is 169 sq m (1,823 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





2 Church Lane, Carnaby

Hall Close

Sewage
Ppg Sta

Promap
LANDMARK INFORMATION

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