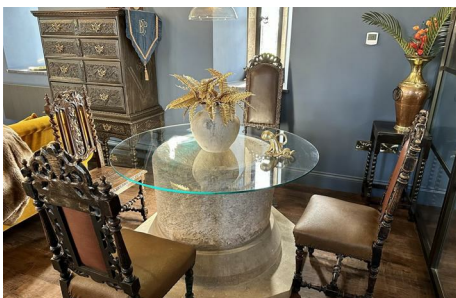


# linkagency

2 Bedroom Character Property for Sale

£495,000

St Edmunds Main Street, Fraisthorpe, Bridlington, YO15 3QT



## KEY FEATURES

- A LUXURY HOLIDAY LET, A PERMANENT HOME OR A COMBINATION
- CRAFTSMAN CONVERSION :NO EXPENSE SPARED
- GRANITE WORK TOPS AND BATHROOM
- WALNUT STAIRCASE
- NO BURIAL SITES ON THE PLOT / GARDENS
- FRAISTHORPE BEACH JUST OVER A MILE
- ORIGINAL FEATURES TASTEFULLY INTEGRATED
- PARKING FOR MULTIPLE VEHICLES
- GARDEN WITH COUNTRYSIDE VIEWS + SEA AIR
- QUALITY FURNISHINGS INCLUDED

HEAD OFFICE

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## GENERAL DESCRIPTION

The unique, spacious, high-end conversion of St Edmund's Church, is a turn-key, fully furnished and repurposed property suitable as a permanent residence, a luxury weekend retreat or a holiday let: you choose.

The master craftsman builders, Liebre Developments, applied their craft in 2021 to this stunning Church conversion integrating and repurposing many remaining original features combining them, using their creativity and skills, to create a truly unique, luxurious home from which to enjoy peace and tranquility yet still benefit from contemporary comforts and modern day living requirements. The conversion is a feast for the eyes, with a cornucopia of added, locally sourced feature artwork furnishings and accessories which complement the original features. If you watch George Clarke's "Amazing Spaces" and wish you had the talent to renovate and repurpose one of our country's many deserted buildings; then, don't worry, this property is already done for you in a sympathetic, tasteful and imaginative manner. The conversion retains the Church's history with lots of clever repurposing and skilful craftsman building and design. The stunning conversion can be your true "escape to the coast and country" retreat in East Yorkshire's pretty coastal village of Fraisthorpe. Located 4 miles south of Bridlington, close to a pretty beach, the energy efficient - EPC B rated - luxury, 2 bedroom, property comes fully furnished in a 'turn-key,' ready-to-move-into condition.

The fabulous, grade II listed, property makes an ideal base from which to enjoy coast and country pursuits in the nearby Yorkshire Wolds, the countryside - which inspired many of David Hockney's paintings during his times of residence in nearby Bridlington - and along the East Yorkshire coast, including surfing, fishing, horse riding, golfing, walking or even just flying a kite on the beach. Nearby towns are Bridlington 4 miles, Driffield 13 miles; Beverley 19 miles; York 40 miles, Scarborough 22 miles, Filey 15 miles



## ENTRANCE

Solid wood door - Karndean wood effect flooring - Underfloor heating - Store cupboard - Glass walls with aspect to the sitting room and east window - Feature, reclaimed organ pipes - Walnut wood staircase with wrought-iron balustrades

## OPEN PLAN LIVING / KITCHEN / DINING AREA

32'2" x 13'6"

A unique space featuring the stained glass main church window, a fire set in a pre-reformation altar stone surrounded by a 19th century alter rail and the font repurposed as a dining table. Underfloor heating throughout this space

Kitchen

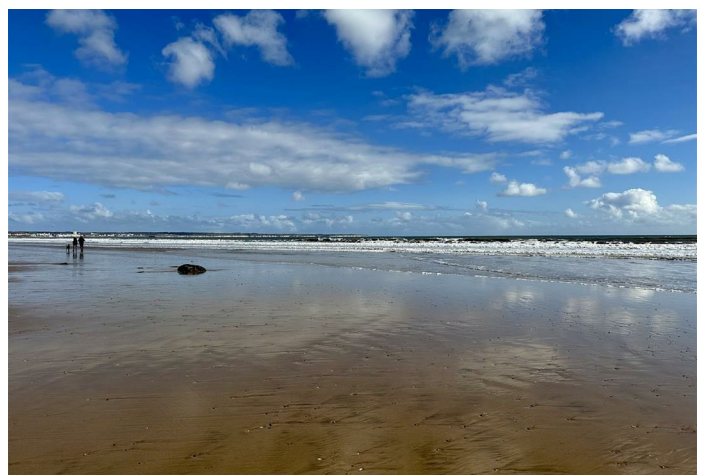
Bespoke fitted, painted wood kitchen, created by local cabinet makers comprising; fitted eye-level and base level units, some with feature organ-stop handles; large pantry cupboard : built-in fridge; built-in washer dryer - Electric range master cooker - Granite worktops - Granite splashback

Dining area

Converted font, glass top table - Radiator

Sitting area

Feature electric fire set in a pre-reformation altar stone surrounded by a 19th century alter rail - Chandelier - Wall sconces - Stained glass east window



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## LUXURY SHOWER ROOM

Granite floors and walls - Tiled shower - Rainfall effect shower head as well as pull down attachment - Ceramic sink with mixer tap - Extractor fan - Low flush WC with hidden flush system

## BEDROOM 1

14'7" x 10'2"

Star effect ceiling lights - A mezzanine double room facing the east, stained glass feature window - Wrought iron balustrades - Fitted carpet - Exposed timber wall beams - Double glazed, sky light window - Extra downlights - Wall mounted radiator

## BEDROOM 2

15'3" x 14'7"

Fitted carpet - Stone sink set on antique unit - Recessed ceiling downlights - Clothes hanging space with rail - Exposed beams - Antique dressing table area - Wall - mounted radiator

## GARDENS

Landscaped

Predominantly grassed - Double gates - Long Pebble driveway with parking space for multiple vehicles - Stone and gravel steps to the rear door - South facing to the rear with countryside views - Raised seating area - Winding pebble pathway to the other side - Large storage shed with power - Car charger - Shrubbery - Hedging to the front and sides - Fencing to the rear

## EXTRA DETAILS

Air source heat pump  
Underfloor heating to ground floor  
Electric fire to ground floor  
Radiators to upper floor  
Private drainage  
Internet  
Mains electricity and water

## THE AREA

The fabulous property makes an ideal base from which to enjoy coast and country pursuits in the nearby Yorkshire Wolds, the countryside which inspired many of David Hockney's paintings during his times of residence in nearby Bridlington. Nearby activities include surfing at Clayton Bay; sea fishing from Bridlington harbour; horse riding at Woldgate trekking and Livery centre; golfing at Sewerby; walking across various cross country and coastal footpaths or even just flying a kite on the beach. Nearby towns are Bridlington 4 miles, Driffield 13 miles ; Beverley 19 miles; York 40 miles, Scarborough 22 miles, Filey 15 miles. The nearby harbour town of Bridlington can be reached via car ( 4 miles approximately ) or via a walk along the beach. It is a small fishing port as well as a tourist town with a variety of hotels; high street shops; a leisure centre with a swimming pool, a Spa where visiting bands and performers appear, as well as being the venue for local events. There are various supermarkets within the town, a railway station and a bus station. The picturesque, historic old town offers popular cafes, an art gallery and antiques shops . Closer to the property, is The Cowshed eatery offering home cooked food . The popular cafe has been set up by the local farmer using the old dairy and cowsheds as the site for the modern cafe with views out towards the beach and Flamborough Head



## INTERESTING HISTORICAL FACTS

The church is dedicated to St Edmund, also known as Edmund the Martyr, or Edmund of East Anglia, who died on or around 20th November 869. Edmund was king of East Anglia from about 855 until his death.

Quite why he is associated with Fraisthorpe church is unknown, but there are a large number of churches and chapels with his dedication.

He was previously the patron saint of England before St George.

Both Fraisthorpe and the close-by coastal area, historically named Auburn, had their own church and parish ; they were combined with Barmston parish in 1935.

In the medieval period, Fraisthorpe and Auburn were separate townships with Auburn village located closer to the beach ,north east of Fraisthorpe, a large part of the village Auburn has been lost to coastal erosion with only the farm (now the Cow Shed cafe) sill standing.

The site of the former chapel still survives and can be seen just before the farm, on the right hand side, where a group of trees now stand. In terms of population, Fraisthorpe was about twice the size of Auburn.

Chapels at both Fraisthorpe and Auburn are mentioned in mid 12th century documents, and they seem originally to have been dependant on the mother church at Carnaby. One such record mentions Roger, son of Gamel de Kernetheby (Carnaby), had held a toft /cottage and land in Fraisthorpe from Thomas de Alost in return for an annual payment of twelve pennyworth of wax to the chapel, and another notes that Thomas de Alost was granted his capital messuage and garden in return for an annual payment of one pound of pepper which was to be paid in the chapel on the eighth day after the feast of St Edmund.

### Fraisthorpe beach

During World War II, the East Coast was extensively prepared for resisting enemy invasion. Anti-tank blocks were placed at the foot of dunes or on the cliff to form a continuous line with pillboxes and other structures positioned behind.

Surviving military material can still be seen along the beach with many of the concrete housings, used for lights to illuminate the beach, in the event of a night-time attack, still visible. These clearly mark where the cliff edge would have been in 1941, showing the extent of coastal erosion over the last 80 years or so.

## THE BUILDERS:LIEBRE DEVELOPMENTS

Liebre Developments are local craftsman builders based in Hutton Cranswick . They often specialise in bespoke new builds and large conversion projects having built individual properties as well as small developments across East and North Yorkshire. Their inimitable build quality means all their properties are very well constructed using the best materials and build methods.

## PERSONAL AGENT

When you use a Personal Agent at Link Agency to sell your home, your tailor-made estate agency service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality, professional interior and exterior photography as standard

Floor plans

Listing on major websites

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

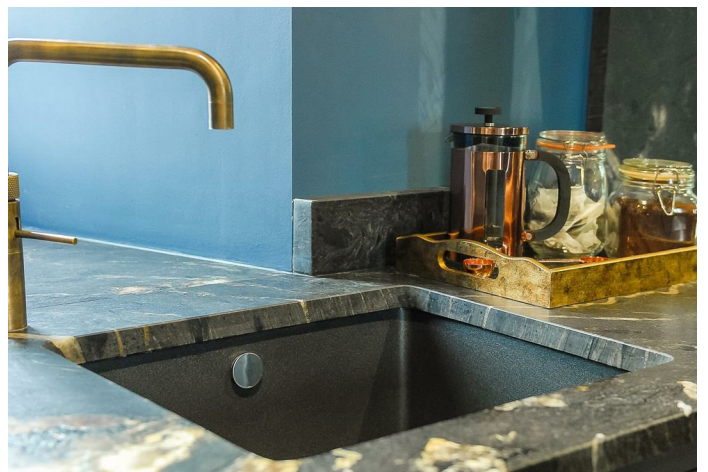
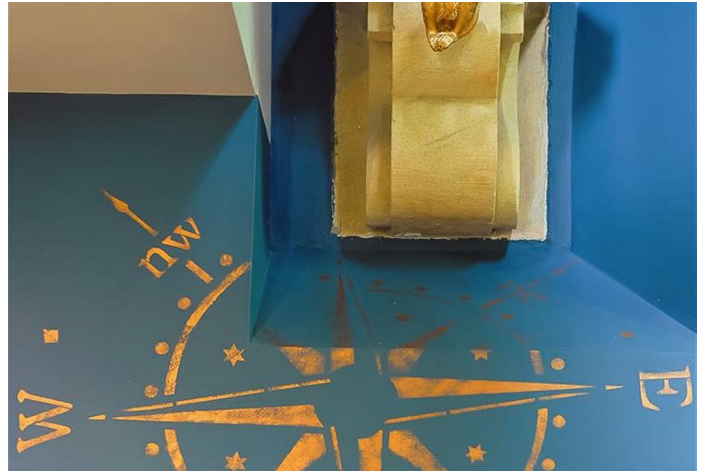
Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 telephone answering service

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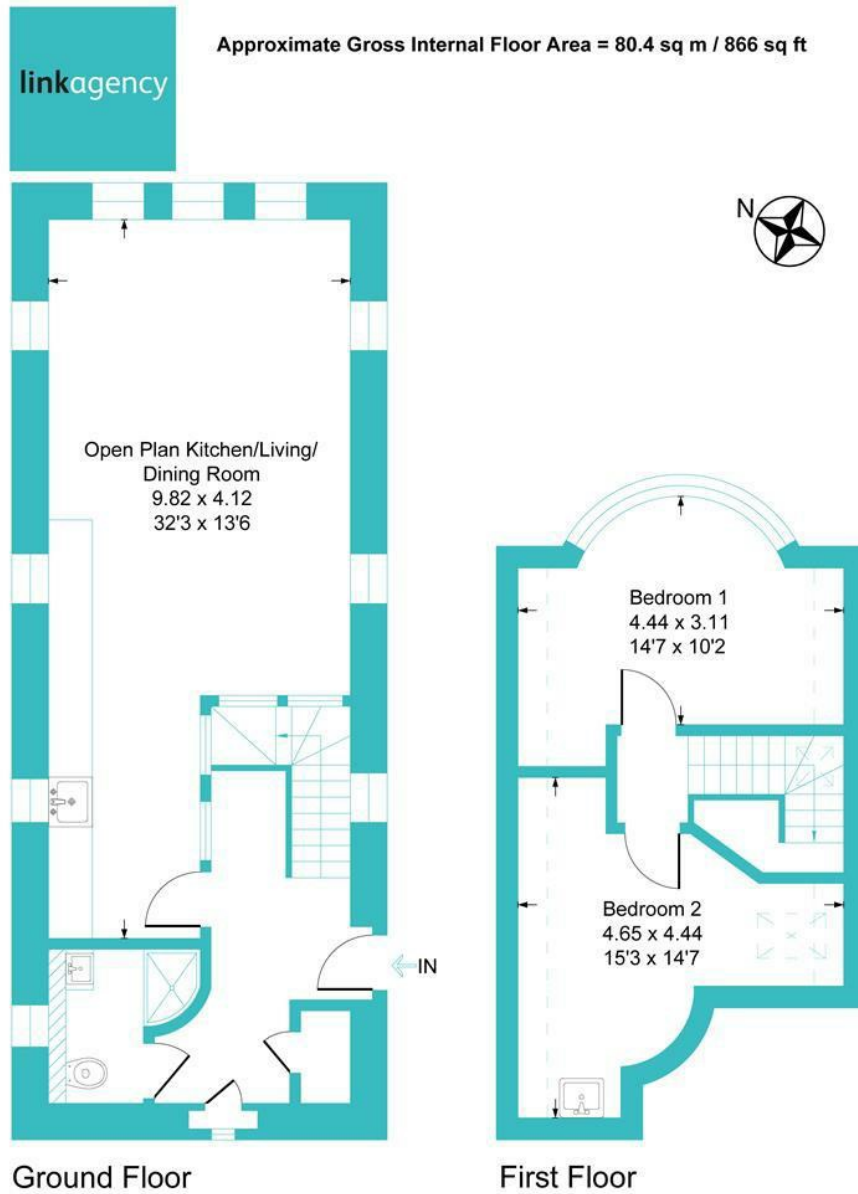


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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