



DERBY HOUSE, BEMPTON YO15

£900,000

NORTH  
RESIDENTIAL

An outstanding, fully refurbished village house, with two self-contained cottages, office suite, garage and generous gardens close to the renowned RSPB Bempton Cliffs, home to one of the UK's top wildlife spectacles.

This is a fantastic opportunity to own a flexible lifestyle property with great potential. The beautifully refurbished and modernised family home offers stunning reception and family space together with attractive bedroom accommodation. There are two desirable, one-bedroom cottages called Puffin Lodge and Gannet Lodge, currently used as holiday lets and presented to an exceptional standard. An adjacent office suite with kitchenette and WC offers further scope. All are fully enclosed within the garden grounds. Derby House and the two cottages benefit from high quality and tasteful fixtures with many character features. The property is perfectly enhanced and located within a village setting, south of Bempton Cliffs and to the west of Flamborough Head, ideally positioned for coastal pursuits and the Yorkshire Wolds.



<b>Tenure</b> Freehold	<b>Local Authority</b> East Riding of Yorkshire	<b>Council Tax Band</b> Band E	<b>EPC Rating</b> Band C Band D Band D
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# Property Description.

Derby House

The principal house has about 1714 sqft, which has been comprehensively refurbished and modernised which also includes being double glazed. The country style kitchen has a superb range of shaker style wall and base units with a solid oak worksurface. Integrated appliances include a gas hob, Smeg oven and grill, dishwasher, and a useful carousel cupboard. An adjacent dining area leads through to a family room where views and access through double doors into the garden can be enjoyed. There is a wood burning stove and a generous walk-in cupboard. A further separate sitting room enhances the house further, this has an attractive parquet floor, wood burning stove and doors allowing direct access into the garden.

The remaining accommodation on the ground floor includes a utility with sink, plumbing for a washing machine and storage units. There is also a WC with modern white fittings and storage space.

The first floor has four bedrooms. The principal bedroom has a range of integrated wardrobes, lovely views onto the garden and a separate dressing room/study/nursery. There is also an en-suite shower room with modern white fittings, floor to ceiling tiles and a heated towel rail.

The remaining three double bedrooms all have integrated wardrobes and share the family bathroom. This is fully modernised with a generous bath, separate shower with a rain fall shower head, heated towel rail and fully tiled walls and floor. The landing houses the boiler cupboard with hot water tank and linen cupboard.

The extensive renovations make this versatile and beautifully proportioned property a perfect home.



Garage, Puffin Lodge, Gannet Lodge and Office suite



# Property Description.

## Puffin Lodge and Gannet Lodge

Outbuildings were converted to create two beautiful cottages which have been used as successful holiday lets with visitors staying to access RSPB Bempton Cliffs and other nearby nature and wildlife attractions. They have received multiple 5\* reviews and achieved Cottages.com customers' choice recognition in 2021, 2022 and 2023.

Both cottages are single level and have attractive brickwork. Both cottages can be used for long or short-term letting as well as ancillary accommodation to Derby House. They each have an open-plan sitting room with kitchen, one double bedroom and an en-suite shower room. There is a wood burning stove within each sitting room, space for dining, double glazing, a character beam, stable front door and the kitchen incorporates integrated appliances including an electric hob, oven and washing machine. Each cottage has a double bedroom with high ceilings and a feature timber paneled wall. Each en-suite shower room has modern white fittings, an electric shower and heated towel rail. Each cottage has electric heating with landscaping direct to the front and ample parking space. The current owners have established an excellent business, attracting customers who have an interest in the RSPB attractions nearby, together with capitalising on the wider attractions of Yorkshire's east coast and beaches.

## Office

A self-contained office forms part of the former outbuildings and provides excellent office space or alternatively it could be used for other purposes including creating a second bedroom for Gannet Lodge (subject to PP). There is a high ceiling, kitchenette, and WC facilities.

## Garage

Adjoining Puffin Lodge is a garage / workshop, which could be used to create a second bedroom for Puffin Lodge (subject to PP). The garage has a concrete floor, electric vehicle door, pedestrian door, and a boarded loft with electric heater.







## Outside.

The gardens are all located south-west and enjoy being fully enclosed with openness. The drive and parking is accessed via the electric gates. There is a hard standing area for parking at Derby House, the office and both cottages. An area of ground has been designated for garden use for both cottages which has apple, plum, peach, and apricot trees, paths, ponds, seating areas and mature landscaping to attract wildlife.

There are multiple areas for sociable entertaining space outside. An area of block brick is adjacent to the cottage garden is perfect for storing a boat, caravan, or horse box. Directly to the southwest of Derby House is a patio, lawn, seating area and a log store. From the lawn and through an arched hedge leads to a BBQ and entertaining area with borders of lavender and wildflowers. Beyond this is a further enclosed area of lawn with two gazebos on decked entertaining areas.

There is a boot room with electricity and heating and a shed with a concrete floor and electric heating. There is a drying room which has temperature controlled heating.

## Services.

Mains services are installed.

## Directions.

Postcode – YO15 1HP

For a precise location, please use the What3words App  
///closer.engulfng.shrugging





Office suite



## Location.

Bempton is a village located near to the renowned RSPB Bempton Cliffs nature reserve and Flamborough Head with its miles of chalk headland and two lighthouses, one dating from 1669. There is a pub, village shop, Church, village hall, primary school, and railway station with services to Hull and Scarborough. This part of the east coast has beaches which stretch for miles and include Bridlington, Hornsea, Scarborough and Filey with its long promenade. There are numerous countryside and coastal walks, golf courses, sporting and recreational opportunities.

Bempton Cliffs is home to one of the UK's top wildlife spectacles. About half a million seabirds gather here between March and August on the chalk cliffs. Between April and July, Puffins, Gannets, Kittiwakes and Guillemots make their home here. 'There are more Gannets diving into the sea at Bempton than anywhere else on mainland England'. Spring and summer bring the Corn Buntings, Skylarks and Linnets to breed in the grassland, while Kestrel and Barn Owls hunt under big open skies, often joined in winter by Short-eared Owls.

Bempton was one of many locations in Yorkshire, used as a setting for the filming of the 2016 film Dad's Army, starring Catherine Zeta-Jones.

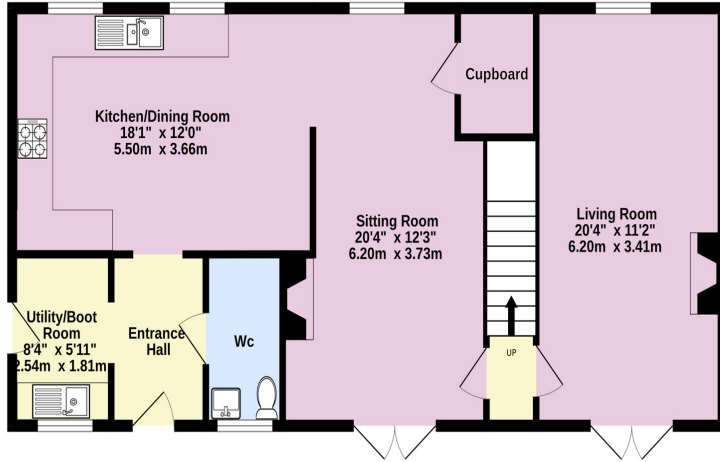
The Wolds and Vale of York is an un-spoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside.

The market town of Driffield is about 16 miles away and Beverley, about 27 miles south-west, is an historic and attractive market town with Beverley Minster, a racecourse and a variety of high quality, independent and national retailers. The historic city of York, Hull (awarded City of Culture in 2017) and Leeds are all within reach. York offers an excellent range of independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours. The modern city of Hull, also with a railway providing direct services to London, has everything expected of a cosmopolitan, waterfront city.

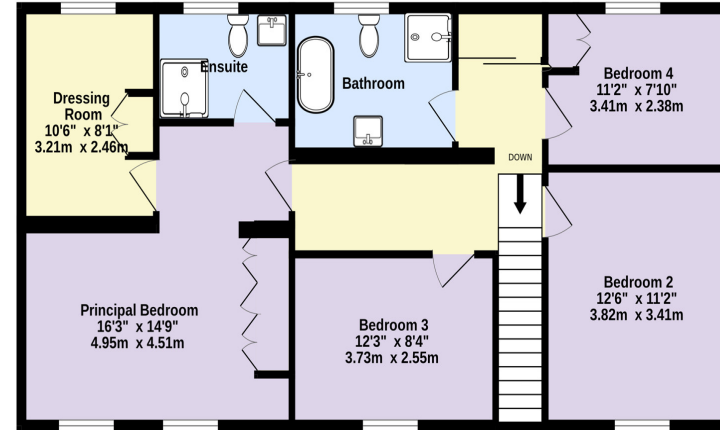




GROUND FLOOR  
854 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 1714 sq.ft. (159.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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PLEASE CONTACT THE POCKLINGTON OFFICE - 01759 779025 - 14 PAVEMENT, POCKLINGTON, YORK YO41 2AX

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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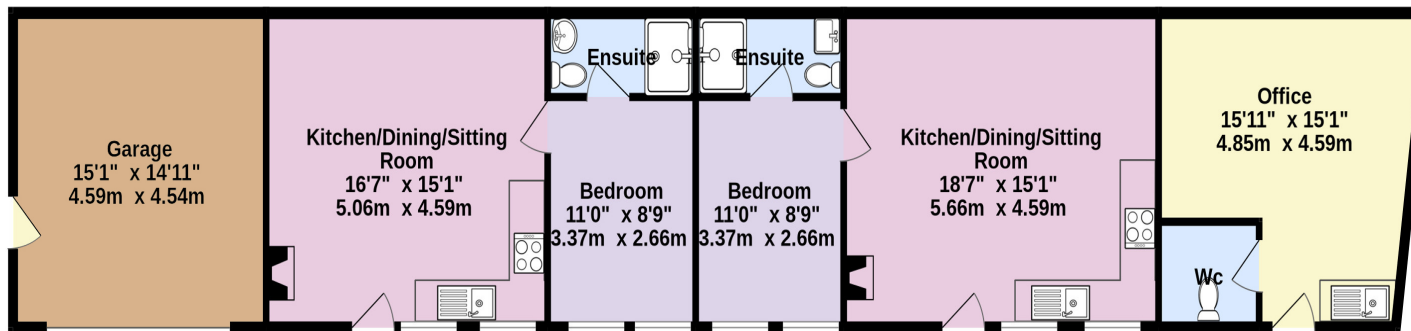
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Particulars dated October 2023. Photographs and videos dated October 2023.

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## GROUND FLOOR 1235 sq.ft. (114.7 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 sq.m.) approx.

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