



MANOR FARM HOLIDAY COTTAGES
BUCKTON, NEAR BRIDLINGTON

Cundalls



MANOR FARM HOLIDAY COTTAGES MAIN STREET, BUCKTON BRIDLINGTON, EAST YORKSHIRE

Bridlington 3.5 miles, Filey 8 miles, Scarborough 15 miles, Driffield 16 miles, Malton 28 miles
Distances Approximate

**A WELL-APPOINTED HOLIDAY COTTAGE COMPLEX CONSISTING OF FOUR BEDROOM FORMER FARMHOUSE,
SELF-CONTAINED ANNEXE, THREE LETTING COTTAGES, GARDENS, GROUNDS & PADDOCK LAND.
IN ALL APPROXIMATELY 5.4 ACRES.**

MANOR FARM HOUSE: SPACIOUS, FORMER FARMHOUSE PROVIDING TASTEFULLY UPDATED FOUR BEDROOM, THREE BATHROOM ACCOMMODATION OF OVER 2,200SQ.FT.

MANOR FARM ANNEXE: IMMACULATELY PRESENTED TWO BEDROOM ANNEXE

THE ROOST: CHARACTERFUL FOUR BEDROOM, FOUR BATHROOM HOLIDAY LET WITH PLANNING CONSENT FOR FULL RESIDENTIAL USE

GUILLEMOT COTTAGE: SINGLE STOREY TWO BEDROOM, TWO BATHROOM HOLIDAY LET

PUFFIN COTTAGE: TWO-STOREY ONE BEDROOM HOLIDAY COTTAGE

EXTENSIVE GARDENS, GROUNDS, AMPLE PARKING, RANGE OF USEFUL OUTBUILDINGS, SHEPHERD'S HUT & PADDOCK LAND.

**GUIDE PRICE £1,100,000
FREEHOLD**

DESCRIPTION & LOCATION

Manor Farm Holiday Cottages presents a superb opportunity to purchase a beautifully appointed lifestyle property, located within a mile of the heritage coast and consisting of a spacious former farmhouse, with an adjoining residential annexe, three successful holiday cottages, gardens and paddocks.

Over the last nine years the current owners have operated this thriving enterprise and have overhauled the farmhouse to create a hugely appealing family home with four-bedroom accommodation of more than 2,200sq.ft, together with 21 photovoltaic solar panels. The two-bedroom annexe has been let on an Assured Shorthold Tenancy but could potentially either be utilised as a fourth holiday let, amalgamated into the main house, or as an ideal home to accommodate dependent relatives. Both enjoy an open outlook across a protected field which was once the site of a medieval village.

The holiday cottages each have their own distinct style and character, having been converted from an original range of farm buildings, ranging from one to four bedrooms. Within the last few months, planning consent has been obtained to enable the largest cottage (The Roost) to be used as a permanent and completely independent dwelling, further expanding the scope to create a superb, multi-generational home. The barn which adjoins The Roost has previously had planning consent to create a further holiday cottage, although this has since lapsed. Alternatively, it could be used to expand The Roost (subject to any necessary consents).

Guillemot Cottage and Puffin Cottage attract a considerable number of repeat bookings, sleeping four and two respectively. These cottages have an array of solar panels with battery storage, assisting with running costs. A tarmac courtyard offers ample room to park, with additional parking and a garage beyond. Each cottage has its own allocated garden area.

The garden reserved for the farmhouse comes with a fully insulated shepherd's hut and polytunnel. For those with equestrian or smallholding interests, the property also benefits from several grass paddocks. The current owners have reserved some of these areas as a 'nature walk' for their guests to enjoy, but this could be adapted to suit. The overall site area totals some 5.4 acres or thereabouts.

Buckton is a small, rural village located approximately 3 and a half miles north of Bridlington, along the B1229 and is within easy walking distance of the RSPB nature reserve Bempton Cliffs. The nearby seaside town of Bridlington offers a huge amount of appeal, most notably two award-winning beaches, an array of shopping and leisure facilities and a historic Old Town, encompassing the Priory Church and the Bayle Museum. As such, Manor Farm is situated in an area which is eternally popular with tourists, as both Filey and Scarborough are also within easy reach.

MANOR FARM HOUSE

ENTRANCE HALL

4.4m x 1.7m (14'5" x 5'7")

Staircase to the first floor. Radiator.

SITTING ROOM

5.3m x 3.6m (17'5" x 11'10")

Cast iron wood burning stove set on a granite hearth. Beamed ceiling. Casement window to the front. Radiator.



LIVING ROOM

5.1m x 3.5m (16'9" x 11'6")

Inset gas fired stove. Beamed ceiling. Casement windows to the front and rear. Radiator.

DINING KITCHEN

5.2m x 5.2m (17'1" x 17'1")

Range of kitchen cabinets with solid oak worktops, incorporating a single drainer sink unit. Multi-fuel range cooker with extractor hood. Integrated dishwasher. Tiled floor. Beamed ceiling. Staircase leading to Bedroom Four. Casement windows to the front and rear. Radiator.



UTILITY ROOM

5.3m x 3.0m (max) (17'5" x 9'10")

Range of kitchen cabinets incorporating a single drainer sink unit. Automatic washing machine point and space for a tumble dryer. Tiled floor. Casement window to the front and door to the rear. Radiator. Connecting door to the adjoining Annexe.

GUEST CLOAKROOM

1.7m x 1.2m (5'7" x 3'11")

Low flush WC and wash basin. Tiled floor. Casement window to the rear. Radiator.

FIRST FLOOR

LANDING

Staircase to the second floor. Casement window to the rear.

BEDROOM TWO

5.4m x 3.6m (17'9" x 11'10")

Beamed ceiling. Casement window to the front. Radiator.

BEDROOM THREE

5.5m x 3.6m (max) (18'1" x 11'10")

Beamed ceiling. Fitted cupboard. Two casement windows to the front. Two radiators.

HOUSE BATHROOM

3.6m x 1.7m (11'10" x 5'7")

White suite comprising bath, separate shower cubicle, wash basin and low flush WC. Tiled floor. Extractor fan. Casement window to the rear. Heated towel rail.

BEDROOM FOUR (accessed via a separate staircase from the Kitchen).

5.3m x 4.4m (max) (17'5" x 14'5")

Vaulted ceiling with exposed beams. Casement windows to the front and rear. Two radiators.

EN-SUITE BATHROOM

2.5m x 1.8m (8'2" x 5'11")

White suite comprising bath, wash basin and low flush WC. Velux roof light. Heated towel rail.

SECOND FLOOR

LANDING

Casement window to the rear.

BEDROOM ONE

4.2m x 3.6m (13'9" x 11'10")

Casement windows to the side and rear. Radiator.

DRESSING AREA

2.7m x 2.3m (8'10" x 7'7")

Access to eaves storage. Radiator.

WALK-IN WARDROBE

2.5m x 2.3m (8'2" x 7'7")

Hanging rails. Access to eaves storage. Radiator.

EN-SUITE SHOWER ROOM

3.2m x 1.8m (10'6" x 5'11")

White suite comprising double shower cubicle, wash basin and low flush WC. Extractor fan. Casement window to the rear. Heated towel rail.

ANNEXE

OPEN-PLAN DINING/KITCHEN/LIVING ROOM

6.4m x 5.3m (21'0" x 17'5")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Four ring ceramic hob with extractor hood above. Fan assisted oven. Integrated dishwasher. Coving. Automatic washing machine point. Casement windows to the front and rear. Two radiators.



LOBBY

Staircase to the first floor. Connecting door to the Farmhouse.

FIRST FLOOR

LANDING

Casement window to the rear.

BEDROOM ONE

5.4m x 3.9m (17'9" x 12'10")

Casement windows to the front and side. Two radiators.

BEDROOM TWO

5.4m x 3.2m (17'9" x 10'6")

Casement window to the rear. Radiator.

BATHROOM & WC

3.6m x 2.2m (11'10" x 7'3")

White suite comprising bath with shower over, wash basin and low flush WC. Cupboard housing the gas fired boiler. Casement window to the front. Radiator.

THE ROOST

A four-bedroom barn conversion, currently run as a popular holiday cottage, but with full planning consent for change of use to a permanent residential dwelling. An adjoining barn offers further scope to upsize the living accommodation (subject to any necessary consents).

OPEN-PLAN LIVING / DINING SPACE

9.2m x 4.5m (30'2" x 14'9")

Exposed beams. Two sets of staircases to first floor accommodation. Two casement windows to the side and one to the rear. Three radiators.



KITCHEN

3.5m x 2.5m (11'6" x 8'2")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Multi-fuel range cooker. Extractor fan. Dishwasher point. Automatic washing machine point. Casement window and door to the rear.

BEDROOM ONE

4.3m x 2.7m (min) (14'1" x 8'10")

Fitted wardrobe. Coving. Two casement windows to the front and side. Radiator.

EN-SUITE BATHROOM

2.1m x 1.8m (6'11" x 5'11")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Tiled floor. Heated towel rail.

FIRST FLOOR

LANDING

Exposed beams. Radiator.

BEDROOM TWO

3.5m x 3.2m (min) (11'6" x 10'6")

Casement window to the rear. Roof light. Radiator.

EN-SUITE SHOWER ROOM

3.4m x 1.5m (11'2" x 4'11")

White suite comprising shower cubicle, wash basin and low flush WC. Extractor fan. Roof light. Heated towel rail.

LANDING

Exposed beams. Two radiators.

BEDROOM THREE

3.6m x 2.5m (min) (11'10" x 8'2")

Exposed beams. Roof light. Casement window to the front. Radiator.

EN-SUITE SHOWER ROOM

2.3m x 1.8m (7'7" x 5'11")

White suite comprising corner shower cubicle, wash basin and low flush WC. Extractor fan. Roof light. Heated towel rail.

BEDROOM FOUR

3.4m x 2.5m (min) (11'2" x 8'2")

Exposed beams. Three roof lights. Radiator.

EN-SUITE SHOWER ROOM

2.2m x 1.7m (7'3" x 5'7")

White suite comprising corner shower cubicle, wash basin and low flush WC. Roof light. Casement window to the side. Extractor fan. Heated towel rail.

GUILLEMOT COTTAGE

An attractive single storey holiday cottage providing two-bedroom accommodation of around 480sq.ft, together with an open-plan living space.

OPEN-PLAN KITCHEN/DINING/LIVING SPACE

5.0m x 4.6m (16'5" x 15'1")

Range of kitchen cabinets incorporating a single drainer sink unit, four ring ceramic hob with extractor hood, fan-assisted oven and microwave. Dishwasher point. Automatic washing machine point. Vaulted ceiling with exposed beams and three roof lights. Cast iron wood burning stove on a stone hearth. Casement window to the front. Two radiators.



BEDROOM ONE

3.1m x 2.6m (10'2" x 8'6")

Vaulted ceiling with exposed beams. Casement window to the front. Radiator.

EN-SUITE SHOWER ROOM

2.4m x 1.2m (7'10" x 3'11")

White suite comprising double shower cubicle, wash basin and low flush WC. Extractor fan. Vaulted ceiling with roof light. Tiled floor. Heated towel rail.

BEDROOM TWO

3.0m x 2.4m (9'10" x 7'10")

Fitted wardrobe. Casement window to the front. Radiator.

EN-SUITE BATHROOM

2.4m x 1.4m (7'10" x 4'7")

White suite comprising bath, wash basin and low flush WC. Extractor fan. Tiled floor. Heated towel rail.

PUFFIN COTTAGE

A delightful, two storey one-bedroom holiday cottage with characterful accommodation of almost 525sq.ft.

OPEN-PLAN KITCHEN/DINING/LIVING SPACE

5.3m x 4.6m (17'5" x 15'1")

Range of kitchen cabinets incorporating a single drainer sink unit, four ring ceramic hob with extractor hood and fan assisted oven. Automatic washing machine point. Dishwasher point. Exposed beams. Staircase to the first floor. Two casement windows to the front. Two radiators.



FIRST FLOOR

BEDROOM

4.8m x 4.7m (max) (15'9" x 15'5")

Vaulted ceiling with exposed beams. Exposed stonework to one wall. Casement windows to the front, side and rear. Two radiators.

EN-SUITE SHOWER ROOM

2.0m x 1.5m (6'7" x 4'11")

White suite comprising corner shower cubicle, wash basin and low flush WC. Extractor fan. Roof light. Fully tiled walls and floor. Heated towel rail

OUTSIDE

GARDENS & GROUNDS

Each property at Manor Farm has its own allocated area of garden, and ample space to park. The area reserved for the farmhouse includes a fully insulated **SHEPHERD'S HUT** measuring 4.7m x 2.0m (15'5" x 6'7"). Adjacent to this is a polytunnel, vegetable patch and area for poultry.

OUTBUILDINGS

GARAGE

5.2m x 4.8m (17'1" x 15'9")

BARN (adjoining The Roost)

11.2m x 3.9m (36'9" x 12'10")

RECYCLING / BIN STORE 3.9m x 2.8m (12'10" x 9'2")

BIKE STORE 3.9m x 2.6m (12'10" x 8'6")

GENERAL STORE 3.9m x 2.6m (12'10" x 8'6")

THE LAND

In all the whole property is set within approximately 5.4 acres (2.185 hectares), to include around 4.4 acres of grazing land. Part of this has been reserved as a nature/meadow walk for guests staying at Manor Farm but will no doubt hold appeal for buyers with equestrian or smallholding interests and could be divided into a series of smaller paddocks, if required.

GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage. Gas central heating.
The photovoltaic solar panels are owned and included in the sale.

Council Tax: Manor Farm House: Band: C. Annexe: Band: A.

Business Rates:

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO15 1HU.

Photographs: Further images of the property can be viewed on www.cundalls.co.uk.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



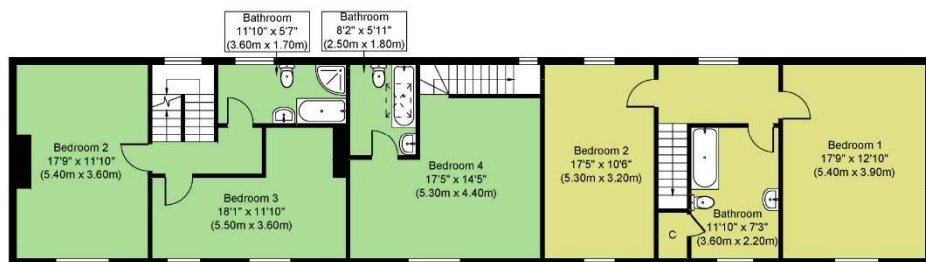
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





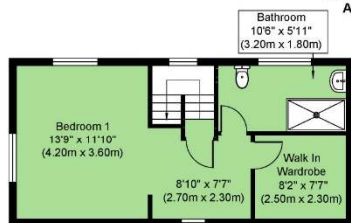
Manor Farm House Ground Floor
Approximate Floor Area
993 sq. ft
(92.22 sq. m)

Annexe Ground Floor
Approximate Floor Area
416 sq. ft
(38.69 sq. m)



Manor Farm House First Floor
Approximate Floor Area
816 sq. ft
(75.79 sq. m)

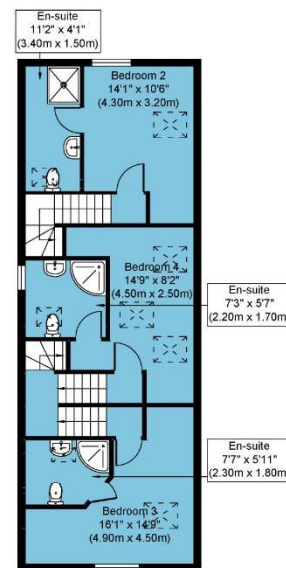
Annexe First Floor
Approximate Floor Area
593 sq. ft
(55.12 sq. m)



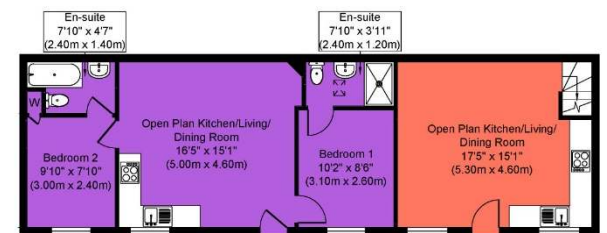
Manor Farm House Second Floor
Approximate Floor Area
407 sq. ft
(37.80 sq. m)



The Roost Ground Floor
Approximate Floor Area
771 sq. ft
(71.66 sq. m)

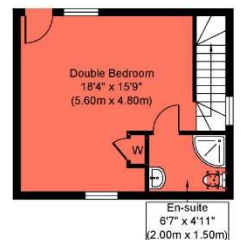


The Roost First Floor
Approximate Floor Area
673 sq. ft
(62.56 sq. m)



Guillemot Cottage Ground Floor
Approximate Floor Area
746 sq. ft
(69.30 sq. m)

Puffin Cottage Ground Floor



Puffin Cottage First Floor
Approximate Floor Area
289 sq. ft
(26.88 sq. m)



