



NORTHSTEAD LODGE
FLAMBOROUGH, BRIDLINGTON, EAST YORKSHIRE, YO15 1PS

Cundalls



NORTHSTEAD LODGE

FLAMBOROUGH
BRIDLINGTON
EAST YORKSHIRE

Bridlington 6 miles, Scarborough 15 miles, Driffield 16.5 miles, York 45 miles (all distances approximate)

A SUPERBLY APPOINTED COUNTRY PROPERTY WITH EQUESTRIAN FACILITIES

Northstead Lodge is a superbly appointed country property with equestrian facilities which is nicely positioned on the edge of the coastal village of Flamborough. The property is impeccably presented and comprises a spacious 4 bedroom house complete with indoor swimming pool, and a range of stables and grazing land, which is situated on the edge of the village and may offer long term development potential.

House: A detached house which has been recently extended and renovated, offering spacious accommodation.

The accommodation comprises: Entrance Hall, Snug, Sitting Room, Dining Room, Kitchen, Boot Room, Indoor Swimming Pool, Wet Room, Utility Room, Conservatory. To the first floor is a Master Bedroom suite with En-suite Bathroom, Dressing Room and Mezzanine Dressing Area and Office. There is a further Bedroom with En-suite, Two further Bedrooms and large family Bathroom.

Gardens and Grounds: The property is situated in large gardens and grounds. There are electric gates leading onto a large block paved driveway with access to a large garage. There is the benefit of various outbuildings and summer houses. Mature private gardens wrap around the house and include private patio areas, mature herbaceous borders, extensive lawns with a number of mature trees.

Land and Stables: Situated in around 1.8 acres comprising a 1.4 acre grass paddock together with a Stable block comprising 3 stables and tack room.

FOR SALE BY PRIVATE TREATY
GUIDE PRICE: £725,000

DESCRIPTION / BACKGROUND

Northstead Lodge is an immaculately presented residential property with equestrian facilities situated in 1.8 acres, attractively positioned on the edge of the coastal village of Flamborough.

Since purchasing the property, the current vendors have extended and renovated the house to provide meticulous and spacious family accommodation.

The living accommodation is superbly presented and comprises: Entrance Hall, Snug, Sitting Room, Dining Room, Kitchen, Boot Room, Indoor Swimming Pool, Wet Room, Utility Room, Conservatory. To the first floor is a Master Bedroom suite with En-suite Bathroom, Dressing Room and Mezzanine Dressing Area and Office. There is a further Bedroom with En-suite, Two further Bedrooms and large family Bathroom.

The gardens and grounds are a real delight. To the front of the house, the property is accessed through brick pillared, electric wrought iron gates with remote intercom entry system, leading onto to a large block paved parking area. To the rear of the house is a large mature garden which is incredibly private and provides patio areas, extensive lawned areas and mature herbaceous borders interspersed with a variety of mature trees.

The property is situated within 1.8 acres of which around 1.4 acres comprises a post and rail grass paddock providing good quality grazing land. There is a range of stables and tack room providing equestrian facilities.

LOCATION

Flamborough is a rural east coast village situated approximately 4 miles north east of Bridlington. There is a basic range of services including primary school, post office, shops and public houses, a larger selection of services are available in the seaside town of Bridlington.

The property is located approximately 1 mile to the North Sea and is a popular area with tourists with the nearby Bampton Cliffs providing nationally renowned wildlife/bird watching walking along the Cleveland Way.

The area is popular with tourists being located approximately 4 miles to the north of the seaside resort of Bridlington and 15 miles to the south of Scarborough.

A full range of services and amenities including primary and secondary schools, sporting and leisure facilities, shops and restaurants can be found in the traditional seaside resort of Bridlington located within 4 miles of the subject property.

There are good road links from the A165 through to the major road networks including the M62 to the south.



HOUSE

The residential accommodation at the property is situated within a traditional house constructed of red brick under a pitched tile roof with UPVC double glazed windows and LPG central heating. The house has been substantially extended, fully upgraded and modernised by the current owners and provides well-proportioned living accommodation.

The property is accessed off an attractive private block paved driveway through brick pillared wrought iron gates and provides ample parking and turning.

Most rooms have plentiful power points and TV points in all bedrooms.



The accommodation comprises the following

ENTRANCE HALL

4.1m x 1.5m

SNUG / OFFICE

4.28m x 4.21m

A double aspect room with feature fireplace with electric shower.

SITTING ROOM

9.18m x 5.25m

A substantial double aspect sitting room with exposed brick walls and beamed ceiling. Large open fireplace with woodburning stove on brick surround. Open arches leading to:

DINING ROOM

5.25m x 3.52m

Beamed ceiling, partly panelled wall.

DINING KITCHEN

6m x 5.25m

A large dining kitchen with modern range of wall and base units with granite worksurfaces. Sink with drainer. Gas range oven with extractor hood over. Integrated fridge/freezer.



BOOT ROOM

3m x 1m

Door to side and kitchen.

SWIMMING POOL

7.9m x 4.9m

A superb indoor swimming pool with large 5.9m x 3.1m heated swimming pool with retractable cover. Tiled floor.

WET ROOM

2.5m x 1.3m

Fully tiled room with drench head shower, wash hand basin and low flush W.C.

UTILITY / BOILER ROOM

2.5m x 2.2m

Housing pool pump and boiler. Tiled floor. Fitted wall cabinets.

CONSERVATORY

6.6m x 4.8m

Large conservatory leading out through French doors to the rear patio and garden. Part tiled floor.

FIRST FLOOR

MASTER BEDROOM

5.25m x 3.96m

Large double bedroom with staircase leading to mezzanine dressing room and office area.

EN-SUITE BATHROOM

3.6m x 1.93m

Modern suite with bath, wash hand basin, bidet and W.C.

MEZZANINE OFFICE AND DRESSING ROOM

A dressing room area of 3.3m x 2.61m and office area with in-built cupboards of 3.3m x 3.2m



DRESSING ROOM

3.6m x 1.9m

A useful dressing room with hanging space and fitted shelving.

BEDROOM TWO

5.26m x 3m

A double bedroom.

EN-SUITE BATHROOM

3.2m x 1.69m

A modern en-suite bathroom with bath, low flush W.C and wash hand basin.

BEDROOM THREE

5.88m x 4.19m

Double bedroom with double aspect.

BATHROOM

3.87m x 3.15m

A lovely family bathroom with free standing bath on tiled floor, drench head shower, low flush W.C. wash hand basin and heated towel rail.



BEDROOM FOUR

5.88m x 3.8m

A spacious double bedroom.



OUTSIDE

The property is accessed off a council maintained road through wrought iron gates leading onto a private block paved driveway.

The gardens are a real feature of the property with large mature lawned gardens to the rear of the house with a large patio area and interspersed with mature trees, shrubs and mixed herbaceous borders. There is also the benefit of a number of outbuildings and summer house. There is also a garage as follows:

GARAGE

10m x 3.2m

A large garage with electric roller shutter door, personal door, power and light.

LAND

In all the property is situated in around 1.8 acres, of which approximately 1.4 acres comprises free draining, level grassland being suitable for year round grazing.

The land is situated into a single grazing paddock which is well fenced and benefits from a water supply.

The land has the benefit of a separate road access to the north.

There is a good quality stable block with the property which comprises a John Goodrick timber stable block providing 3 stables and tackroom on a concrete base with power and light.

The land is situated on the immediate edge of Flamborough village and there may be development potential subject to the necessary consents.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME

The land is not registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme.

ENVIRONMENTAL SCHEMES

The land is not in any environmental schemes.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. No footpaths or bridleways cross the land.

BOUNDARIES

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.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are in hand and included in the sale.

DEVELOPMENT CLAWBACK

Due to the development potential, the land will be sold subject to a development clawback/overage that should the land receive planning consent for any residential or commercial use within 25 years from completion, the vendors will be entitled to 50% of the 'uplift' in value, after planning costs due to the planning consent. The vendor may consider selling the house and gardens by separate negotiation and retain the paddock land.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. For those with queries please contact Tom Watson on 01653 697 820 or email: tom.watson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains electric, mains drainage, mains water, mains gas central heating. 4kw solar system with circa 20 years remaining generating around £700/annum.
Security:	The house benefits from full 4k 8 camera security system which can be viewed remotely. There is also a fitted house alarm.
Council Tax:	Band F.
Planning:	East Riding of Yorkshire County Council Tel: 01482 393 939
Tenure:	The property is Freehold and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agents office in Malton, 01653 697 820
Postcode:	YO15 1PS
EPC:	Please see enclosed.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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NOTICE

Details and photographs prepared July 2020.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen.

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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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