



## The George & Dragon

Holmpton, HU19 2QR

**Guide Price £335,000**

Seize this unique opportunity to transform a former East Yorkshire Coast village pub into your dream.

Picture a stunning main house with supplementary income-generating properties, or four individual homes perfectly positioned for sale or lucrative lettings. The approved plans (Ref: 24/00291/PLF) allow for three stylish two-bedroom self-contained units and a spacious four-bedroom house, ideal for multi-generational living, a luxurious main residence with rental income, or a high-yield investment portfolio.

Benefit from granted planning permission for outbuilding conversion and the creation of a desirable amenity space/garden. Full details are available on the East Riding of Yorkshire Council Planning Portal and at our Hornsea branch

- Development Opportunity with huge potential
- Full planning consent for four dwellings, 3No. 2 Bed, 1No. 4 Bed
- Conversion of large former public house
- Four dwellings in total to sell/let or Airbnb
- Delightful village setting close to coast and country
- Planning reference 24/00291/PLF
- Potential for multi-generational living
- Three miles south of Withernsea
- Viewing is a must!

### Viewing

Please contact our Q & C Hornsea Office on 01964 537123 if you wish to arrange a viewing appointment for this property or require further information.

Floor Plan



Area Map



Energy Efficiency Graph



VIEWS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.