



QUICK&CLARKE

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Nola Carinya Southsea Road, Flamborough YO15 1AE
Guide Price £450,000

- Contemporary property in charming fishing village
- 1800 sq ft of family living
- Expansive living spaces with natural light
- One or two level living
- EPC Rating: Awaited
- Adjoined by open pastures
- Seamless indoor and outdoor enjoyment
- Bi-fold doors to rear terrace. Stunning outdoor space
- Four superb bedrooms. Three stylish bathrooms
- Council Tax Band C

An incredibly well presented, multi-functional living space combining the qualities of indoor and outdoor life.

A breathtakingly well presented property nestled in a charming fishing village where the salty tang of sea air mingles with the fresh scent of open pastures. This isn't your typical home it's a meticulously converted haven boasting approximately 1800 square feet of fluid contemporary living space designed for multi-functional use over one floor or two.

The expansive accommodation is flooded with light and the heart of the home is undoubtedly the kitchen/day room where a sleek, state of the art kitchen flows effortlessly into the bright and airy living space, perfect for casual dining and relaxation. This stunning open space becomes even more impressive when the bi-fold doors are open, blurring the boundaries between inside and out, inviting the picturesque surroundings directly into your living space.

Outside you will find a thoughtfully designed oasis, an outdoor kitchen stands ready for alfresco feasts, the aroma of grilling mingling with the gentle sea breeze. To the side and rear of the bungalow stand open grass pastures offering a sense of tranquility in connection with nature. For ultimate relaxation, a log fired hot tub promises cosy evenings under the stars, the crackling fire adding a touch of rustic charm to the modern setting.

This remarkable property offers four well appointed bedrooms providing ample space for family and guests. Three stylish bathrooms designed with contemporary fixtures and finishes ensure comfort and convenience. Every detail from the choice of materials to the intelligent layout speaks of modern living at its best, perfectly harmonising with the idyllic coastal and rural setting. It's a place where the vibrant energy of the sea meets the peaceful rhythm of the countryside offering a truly exceptional lifestyle.

LOCATION

Flamborough is renowned for its lighthouses, but also benefits from excellent shopping facilities, Doctor's surgery, primary school and good village recreational amenities. The holiday resort town of Bridlington is easily accessible by road or bus and is some 4 miles South of the village.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Herringbone timber effect floor with return staircase to first floor, pvcu sealed unit double glazed window and cast iron style radiator.

INNER HALL

Serving the living space having tiled floor and understairs storage cupboard.

KITCHEN

14'3" x 12'0" (4.34m x 3.66m)
Extensive base and eye level units with stone effect work surfaces incorporating a gas range with integrated full height fridge freezer, dishwasher, timber effect flooring and sealed unit double glazed skylights. Open to:

DAY ROOM

25'6" x 15'0" (7.77m x 4.57m)
Timber effect flooring with feature log burner, three bi-fold doors to the rear elevation. Feature media wall along with down lighters and drop lighting.

UTILITY ROOM

13'7" x 4'0" (4.14m x 1.22m)
Timber effect flooring, eye level cupboards with timber work surfaces, plumbing for automatic washing machine, hot water cylinder and gas fired central heating boiler with stable door to outside.

SITTING ROOM

12'0" x 9'4" (3.66m x 2.84m)
Benefiting from the double sided log burner with down lighters and pvcu sealed unit double glazed windows.

BEDROOM 2

13'10" x 12'8" (4.22m x 3.86m)
Fitted wardrobes, pvcu sealed unit double glazed bow window, down lighters and two vertical radiators.

BEDROOM 3

11'10" x 8'4"" (3.61m x 2.54m")
Pvcu sealed unit doudle glazed bow window, down lighters and radiator.

JACK & JILL SHOWER ROOM

7'2" x 6'0" (2.18m x 1.83m)
Comprising integrated WC and wash basin along with monsoon shower in separate cubicle, tiled floor and pvcu sealed unit double glazed window.

FIRST FLOOR

LANDING/STUDY

A superb multi-functional space having sealed unit double glazed skylight which opens and converts to a balcony window with stunning views along with radiator.

BEDROOM 1

16'6" x 24'6" (5.03m x 7.47m)
A simply wonderful room with sealed unit double glazed pvcu door to Juliette balcony having fitted drawers along with walk-in wardrobe, sealed unit double glazed skylights and half-walled partition to en-suite. The en-suite has a timber effect floor with shower-in cubicle, wash basin and low level WC along with sealed unit double glazed skylight and chrome towel radiator.

BEDROOM 4

13'9" x 12'0" (4.19m x 3.66m)
With a range of fitted wardrobes, drawers and desk. Two sealed unit double glazed skylights and radiator.

FAMILY BATHROOM

7'9" x 7'2" (2.36m x 2.18m)
Panelled bath, wash basin and low level w.c., feature tiling around bath, timber effect floor, sealed unit double glazed skylight and chrome towel radiator.

OUTSIDE

To the front of the property is a gravel driveway and parking area with timber fence and hedge boundary along with sett and paved pathways around the property. There is also an EV charging point, water tap and external power point.

The rear garden is simply stunning adjoined by open fields to the side and rear, having substantial stone paved terraced seating areas along with an outdoor kitchen offering worktop, pizza oven and rustic seating area along with a log fired hot tub and mature flower beds.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band C



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