



Rock House, 2 Gillus Lane, Bempton, YO15 1HW

**Offers In Excess Of
£450,000**

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EXCLUSIVE



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Introducing this charming four double bedroom, detached chalk stone cottage nestled within the ever popular village of Bempton. This picturesque home is a blend of character features and modern comfort, offering a unique and timeless living experience with endless potential for families and multigenerational living.

As you step inside, you'll immediately be captivated by the cottage's rustic charm, with exposed beams, stone walls, and original fireplaces that evoke a sense of history and warmth.

The property briefly comprises entrance hall, two reception rooms, kitchen/diner, utility room, workshop, sunroom and a four piece bathroom to the ground floor. The first floor offers a master bedroom with en-suite and a further three spacious double bedrooms providing ample room for family and guests.

The heart of this home lies in its welcoming kitchen/diner, a perfect space for gatherings and culinary creations. The kitchen boasts modern appliances and conveniences, while the adjoining dining area offers a cozy and inviting space to enjoy meals with family and friends.

One of the standout features is the substantial plot, allowing for endless possibilities for outdoor activities and landscaping. Whether you dream of lush gardens, or a serene outdoor retreat, this property provides the canvas to bring your vision to life.

Situated in Bempton, this cottage offers the best of both worlds, with easy access to local amenities, schools, and a close-knit community, while still preserving a sense of rural serenity. The village itself boasts stunning coastal walks and is renowned for its natural beauty, making it a desirable location for those seeking a peaceful yet convenient lifestyle.

In summary, this detached chalk stone cottage is a perfect retreat with characterful features, a generous plot, and a prime location. Book your viewing to appreciate all this home has to offer.









Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	73
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
England & Wales	
EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 2242.72 ft²
 208.36 m²

Reduced headroom
 41.02 ft²
 3.81 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
 01262 674252 | Website: www.hunters.com



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