



Bridlington YO16 4XZ

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Escape to your countryside haven in the heart of Grindale with this enchanting three bedroom semi-detached cottage. Situated on a sprawling 4.19 acres of land perfect for a small holding, this property offers a haven for equestrian lovers alike, boasting four stables, a large barn, and a convenient water supply to the paddocks.

As you step into the entrance hall, exposed wooden ceiling beams greet you, setting the tone for the rustic charm that awaits. A brick archway leads seamlessly into the lounge, where more exposed beams and a cosy log burner create an inviting atmosphere, perfect for unwinding after a long day. The spacious kitchen is a chef's delight, with room for a range cooker and American-style fridge freezer, offering ample workspace and cupboard space. Exposed ceiling joists and traditional cottage-style features add to the character of this delightful space.

A modern extension provides additional living space, serving as a separate reception room that can be tailored to your needs, whether it's a formal dining area or a relaxed second lounge.

Downstairs, a utility room offers convenience with its ample workspace and storage solutions, while a double bedroom, currently utilized as an office space, provides versatility for your lifestyle.

Upstairs, the generously sized master bedroom offers tranquil views of the surrounding fields, providing a peaceful retreat. The third bedroom, also a double, features integrated fitted sliding wardrobes for added convenience.

Indulge in relaxation in the family bathroom, where a corner bath and walk-in shower await, promising moments of tranquillity and rejuvenation. Outside, there's parking space for two vehicles, ensuring convenience for residents and guests alike. Whether you're seeking a quiet countryside escape or a place to pursue your equestrian passions, this unique cottage offers the perfect blend of charm, comfort, and opportunity. Schedule a viewing today and begin your journey to idyllic country living!









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. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1561.94 ft²
145.11 m²

Reduced headroom

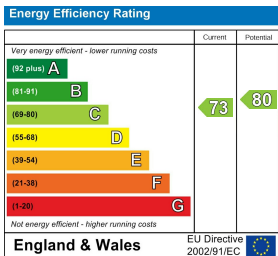
9.38 ft²
0.87 m²

(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 Hunters Bridlington -
01262 674252 <https://www.hunters.com>

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