



Windsor House, North Back Lane, Bridlington YO16 7BA  
£375,000

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EXCLUSIVE



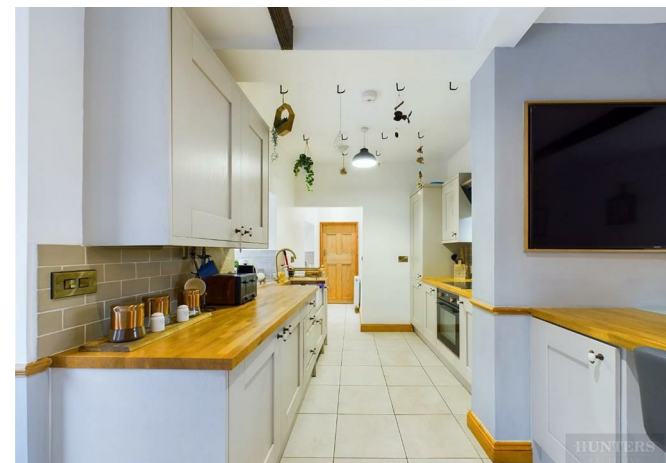
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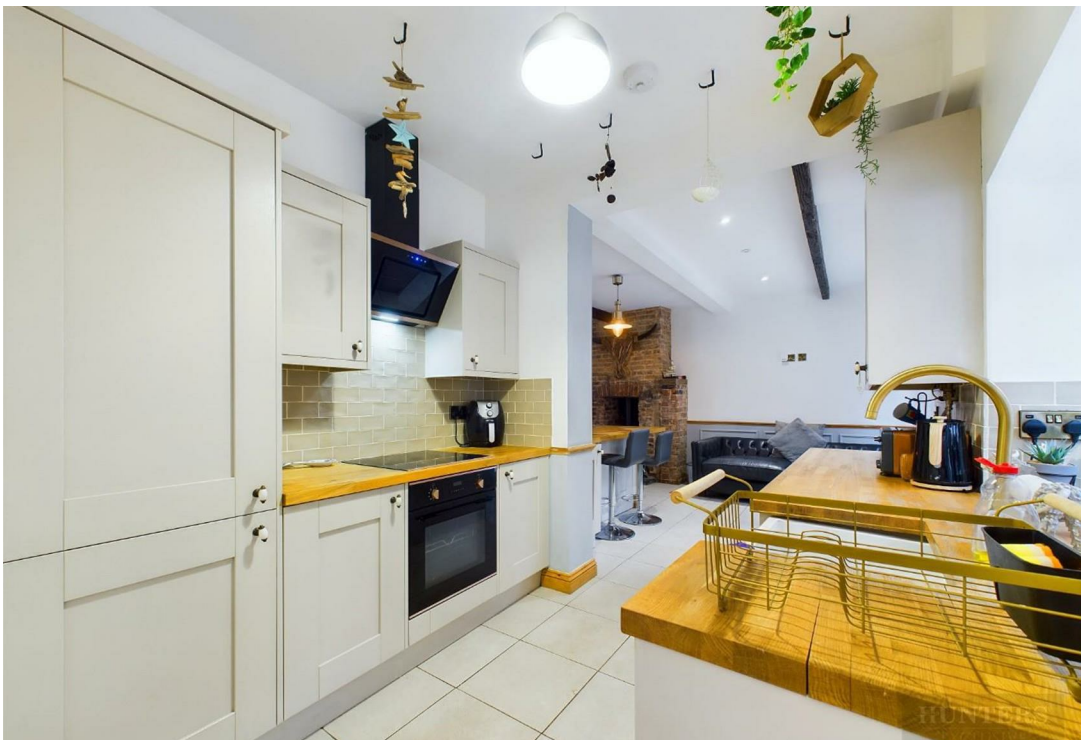
## Windsor House, North Back Lane, Bridlington YO16 7BA

Nestled in the picturesque Old Town, this exquisite, Grade II listed, three-bedroom detached cottage exudes charm. The property boasts impeccable curb appeal, featuring a white render complemented by elegant sage green window frames and a matching front door. This captivating exterior is enhanced by the ample gated off-road parking, providing parking for in excess of 8 vehicles, along with a spacious double garage and large two-story barn, which offers amazing potential, whether you look to develop or use for commercial use, subject to necessary consents. The garden is private and enclosed, with beautiful church views.

Step inside to discover a harmonious blend of modern comfort and rustic elegance. The lounge invites you in with its spacious yet cosy atmosphere, highlighted by an exposed brick fireplace housing a log burner and adorned with charming wooden ceiling beams. The renovated kitchen epitomizes modern farmhouse style, equipped with an integrated electric hob and oven, a high-spec extractor fan, and delightful wooden worktops. The Belfast sink adds a touch of traditional charm, while the adjacent dining/snug area offers versatility and warmth. This space features a built-in breakfast bar with LED strip lighting, a wine cooler, and ample room for a dining table and sofas. Another exposed brick fireplace with a log burner and wooden beams completes this inviting space.

The ground floor also includes a practical utility room and a convenient WC. Ascend the staircase to find the first bedroom, a spacious retreat with exposed wooden ceiling beams and a characterful exposed brick fireplace. This bedroom benefits from its own ensuite with a walk-in shower. The second bedroom, equally spacious, continues the theme of rustic elegance with its wooden ceiling beams. The generously sized family bathroom features a luxurious freestanding bathtub, perfect for unwinding. The third bedroom, another double, boasts a feature fireplace, adding to the cottage's charm.

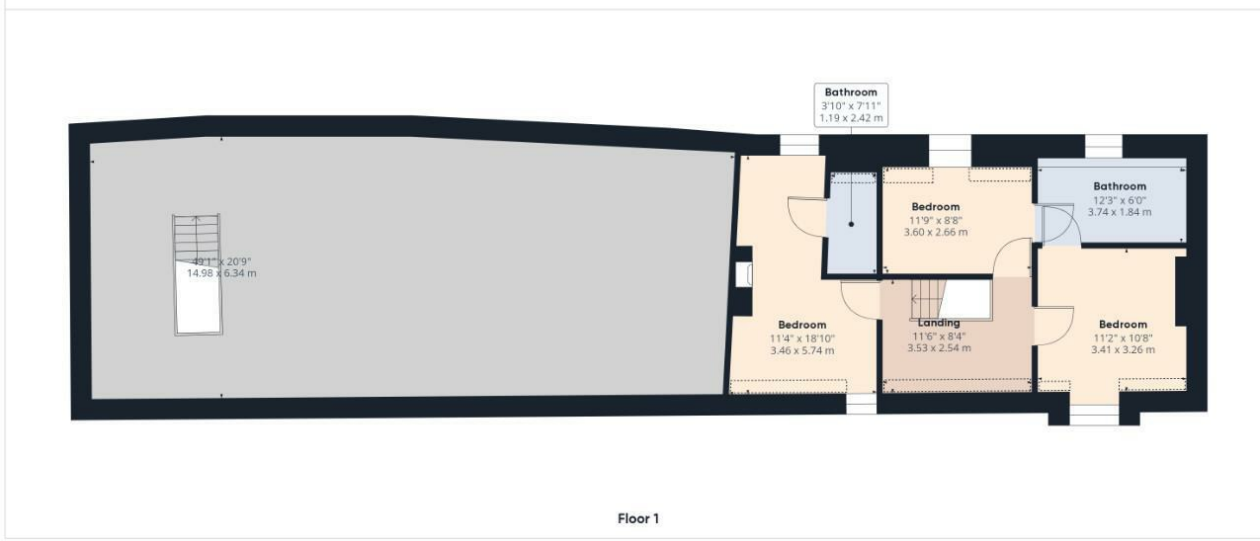








These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



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Approximate total area<sup>(1)</sup>  
 3116.58 ft<sup>2</sup>  
 289.54 m<sup>2</sup>

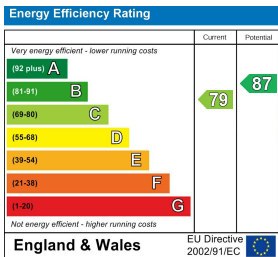
Reduced headroom  
 88.94 ft<sup>2</sup>  
 8.26 m<sup>2</sup>

(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 <http://www.hunters.com>

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