



Church Farm, Bessingby, Bridlington, YO16 4UH
By Auction £400,000

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This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

This stunning DOUBLE-FRONTED, DETACHED-FARMHOUSE, located in the picturesque village of Bessingby, offers a RARE OPPORTUNITY to own a character-filled period property set on APPROXIMATELY AN ACRE OF PRIVATE LAND.

As you enter through the grand entrance hall, you are greeted by elegant period details, including dado rails, ceiling roses, and coving. The spacious main lounge, filled with natural light from its dual aspect and beautiful bay window, connects to a formal dining area via an archway-perfect for entertaining.

The farmhouse-style kitchen is a highlight, with exposed brickwork that adds to its rustic charm. It offers plenty of space for appliances and is ready for you to make your own. A door to the side of the property provides easy outdoor access, while stairs lead down to a cellar, offering excellent storage or the potential for further development.

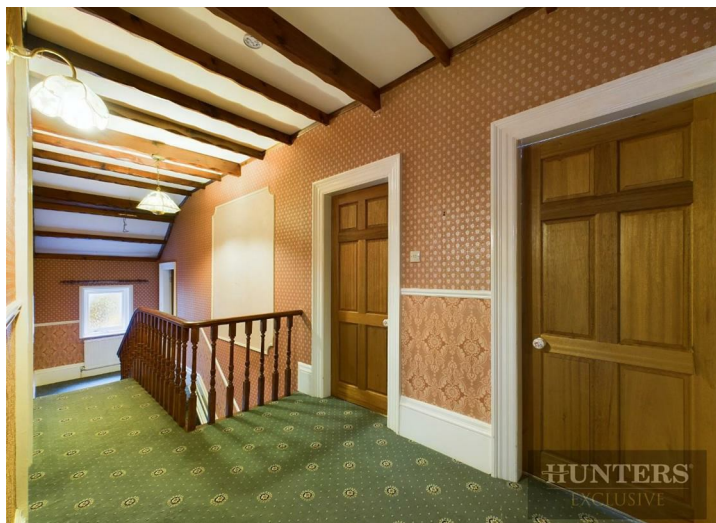
A second reception room offers versatility, serving as a cozy sitting room, home office, or playroom, complete with another bay window that invites plenty of light. Completing the ground floor is a rear entrance hall leading to a practical utility room and a downstairs W/C.

Upstairs, the character of the property is further showcased by the galleried landing, leading to five bedrooms. Four of these are generously sized doubles, while the fifth is a good-sized single. Each bedroom has its own unique character, many featuring charming exposed beams, and enjoying views over the property's expansive gardens. The family bathroom features double sinks, a walk-in shower, jacuzzi bath, and W/C.

Outside, the expansive gardens are a highlight, mainly laid to lawn with well-maintained patio areas, a garden pond, and seating spots that offer tranquility and privacy. The farmhouse has beautiful curb appeal, showcasing its traditional facade, making it an ideal rural retreat.

This property is an incredible opportunity, viewings advised to truly appreciate what this home has to offer. Schedule a viewing today!







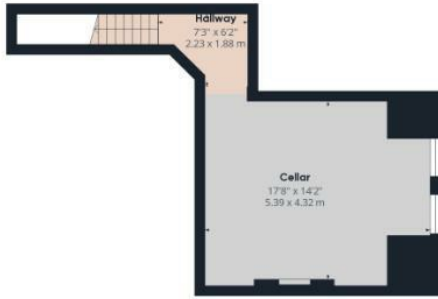


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	76
England & Wales	EU Directive 2002/91/EC	

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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Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1

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Approximate total area^m
2977.52 ft²
276.62 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Viewing Arrangements

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

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