



Butterscotch Lodge, Bempton, Gillus Lane, Bridlington
YO15 1HW

Offers Over £450,000

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EXCLUSIVE



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Butterscotch Lodge, Gillus Lane, Bridlington

DESCRIPTION

This STUNNING, ONE-OF-A-KIND eco home in Bempton harmonises modern living with natural beauty. Clad in Cumbrian larch from the Lake District, the house is built with a SIPS construction system ensuring thermal efficiency. The lodge blends sustainability with contemporary design.

Inside, the open-plan layout connects the living room, kitchen, and dining area. A separate utility room adds convenience with a w/c, space for washing machine and dryer, and outdoor clothing storage. The stylish kitchen boasts integrated appliances, an induction range with three ovens, ample storage, and looks over the dedicated dining space, perfect for meals or entertaining.

The spacious ground-floor lounge is flooded with natural light, seamlessly blending indoor and outdoor living. The ground floor also includes two generously sized bedrooms, with the master offering an en-suite wet-room with walk-in shower, and a walk-in wardrobe. A beautiful mezzanine adds unique charm and overlooks the kitchen.

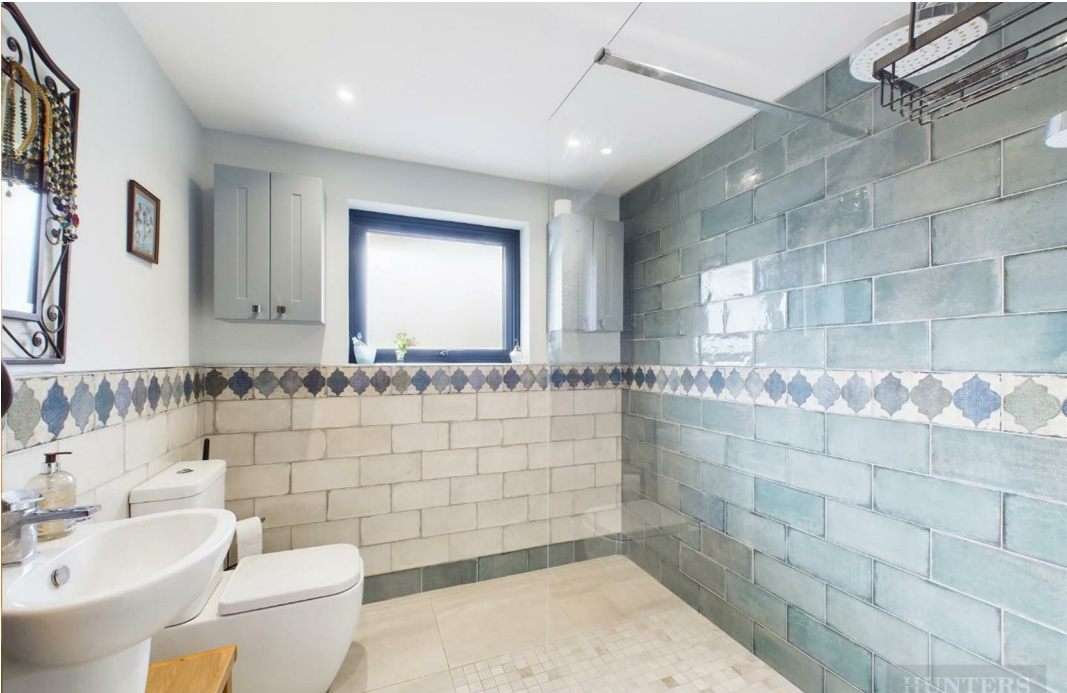
The first floor provides an office area and a bedroom, currently used as a second living room. Beautiful floor-to-ceiling glass panels separate these rooms, enhancing openness while maintaining privacy. A second three-piece bathroom with shower completes this level.

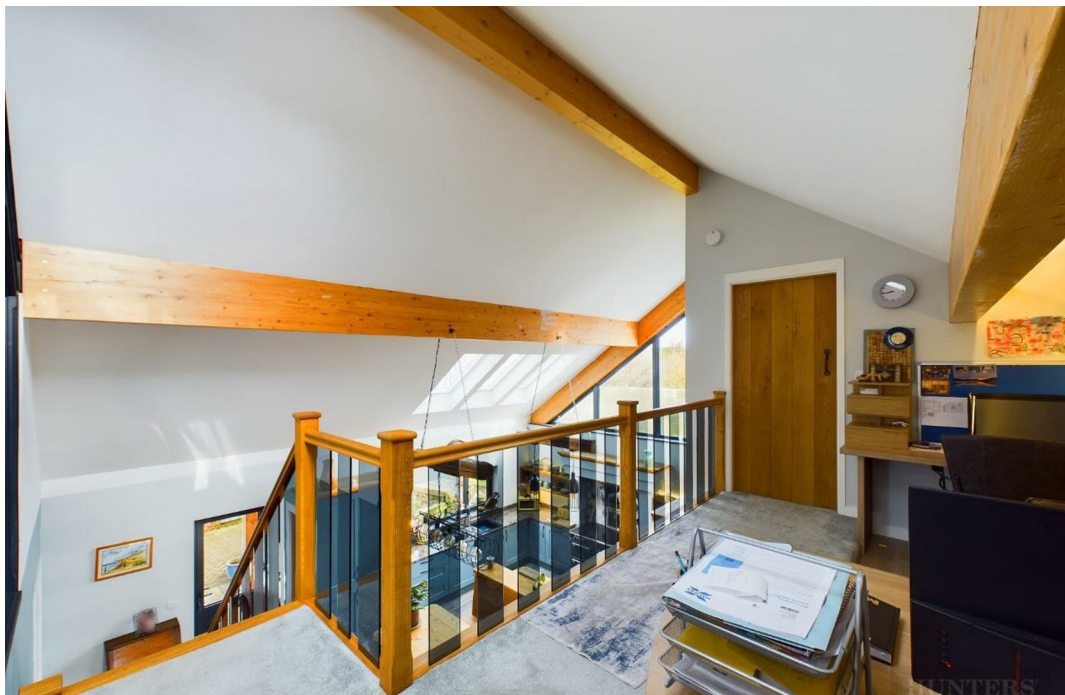
The property boasts low-maintenance gardens with a patio and raised beds at the front. The rear garden features a Japanese-inspired design with silver birch, fruit trees, puddle ponds, and a private patio area. Both offer tranquil spaces for relaxation with sun or shade throughout the day.

This detached bungalow offers a rare opportunity to own a spacious, modern home with serene outdoor spaces and an eco-friendly build. Built with a 20-year warranty and low-maintenance design, you can rest assured your new home is protected.



ROOMS





Approximate total area⁽¹⁾

1741.5 ft²

161.79 m²

Reduced headroom

78.4 ft²

7.28 m²

(1) Excluding balconies and terraces

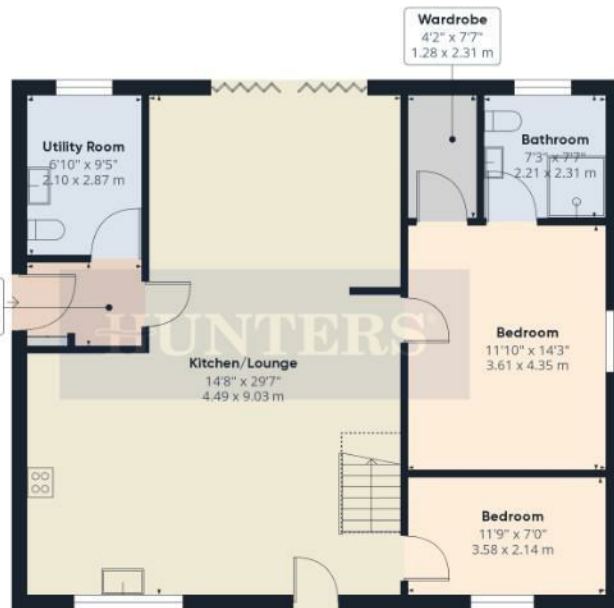
Reduced headroom

..... Below 5 ft/1.5 m

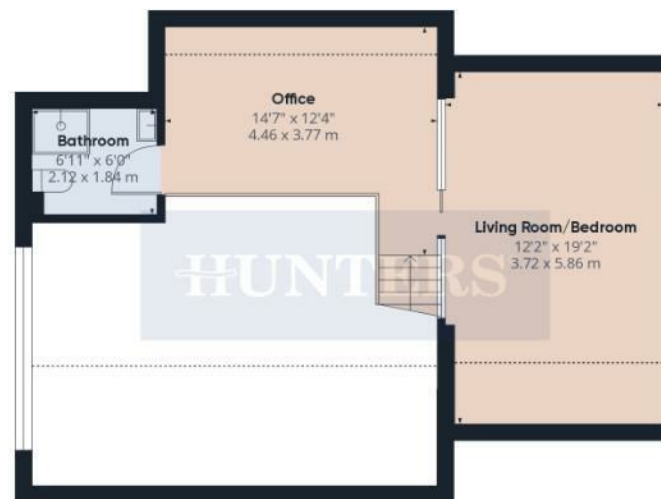
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

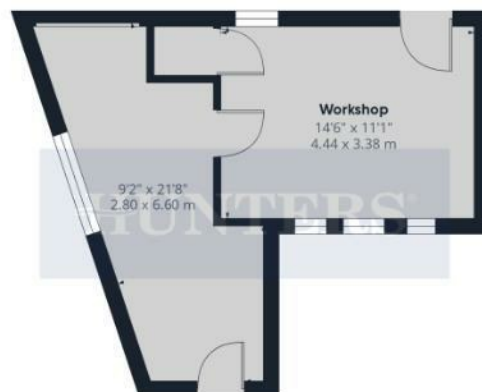
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Ground Floor Building 1

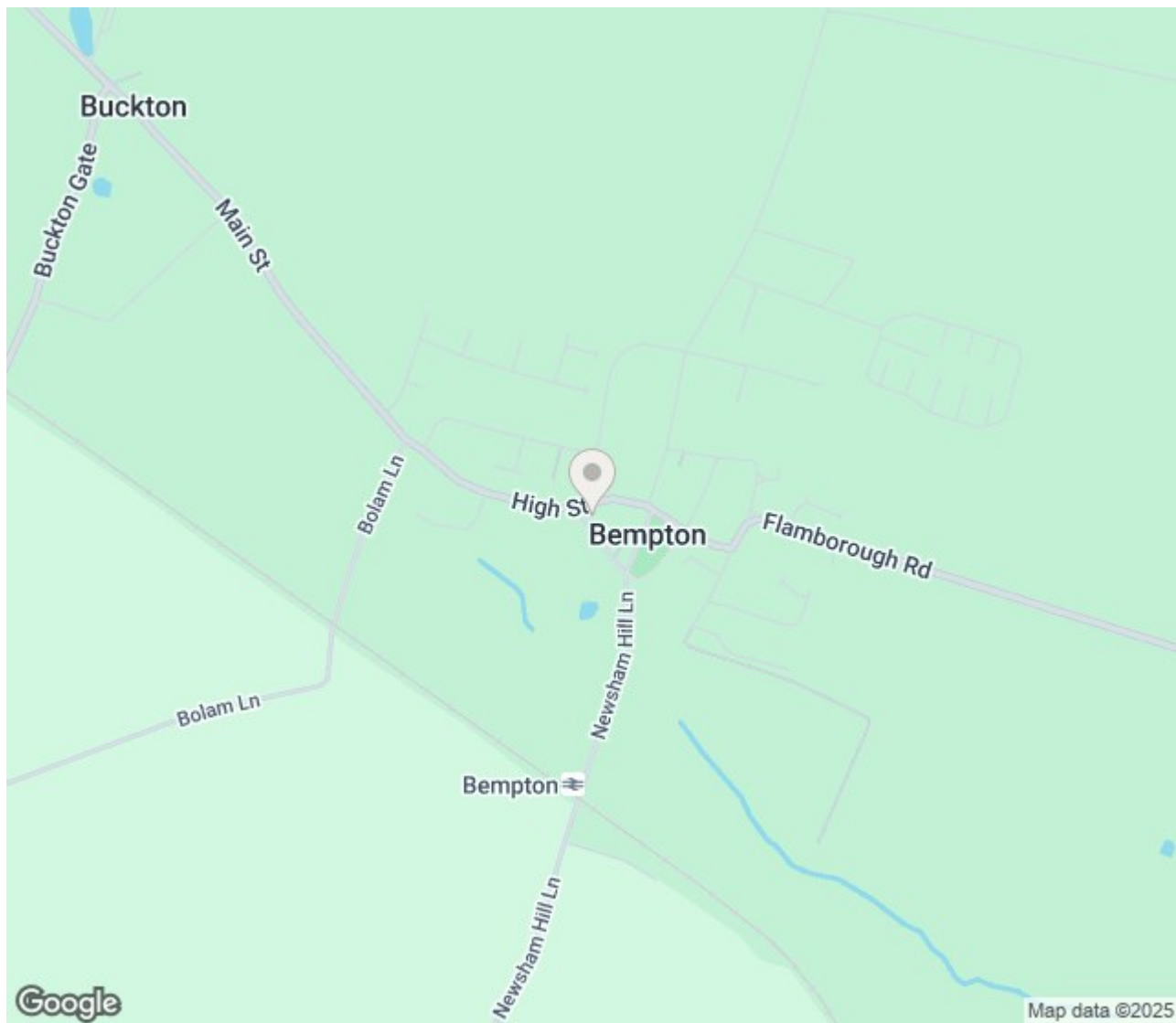


Floor 1 Building 1



Ground Floor Building 2





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(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		
England & Wales	EU Directive 2002/91/EC 	

Thinking of Selling?

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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