



**Chalk Farm Lodge, Church Street, Flamborough**  
YO15 1PE

**Asking Price £400,000**

**HUNTERS<sup>®</sup>**  
EXCLUSIVE



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2



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# Chalk Farm Lodge, Church Street, Flamborough

## DESCRIPTION

Set in the heart of the desirable village of Flamborough, this beautiful semi-detached cottage is full of character and tastefully finished throughout. The current owners have created a warm and welcoming home that blends traditional charm with modern touches, making it truly one of a kind.

Approached through gated access, the property opens into a gravelled parking area with a double garage. Stepping inside, the spacious entrance hall with its galleried landing makes an immediate impression. From here, the large lounge offers a perfect space for relaxing, complete with a striking brick-built fireplace and a door leading out to the garden. The kitchen is a standout feature, fitted with a contemporary design that includes a central island with breakfast bar and integrated appliances.

The ground floor also offers a generous double bedroom, with the beautiful wooden flooring running throughout, and a second versatile reception room featuring bespoke sliding storage and access to the garden. A modern family bathroom adds further luxury, fitted with a four-piece suite including a walk-in shower and jacuzzi bath. A separate utility room provides useful additional space.

Upstairs, there are two further bedrooms. One is a dual-aspect double overlooking the garden and enhanced by bespoke built-in storage, while the other is currently used as a nursery.

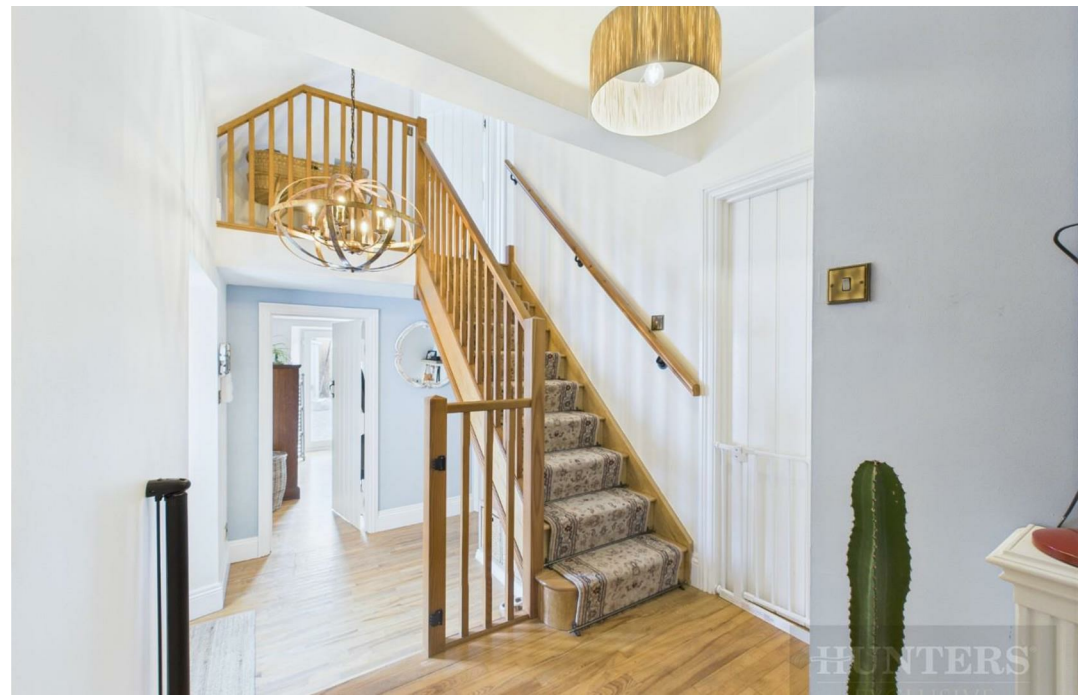
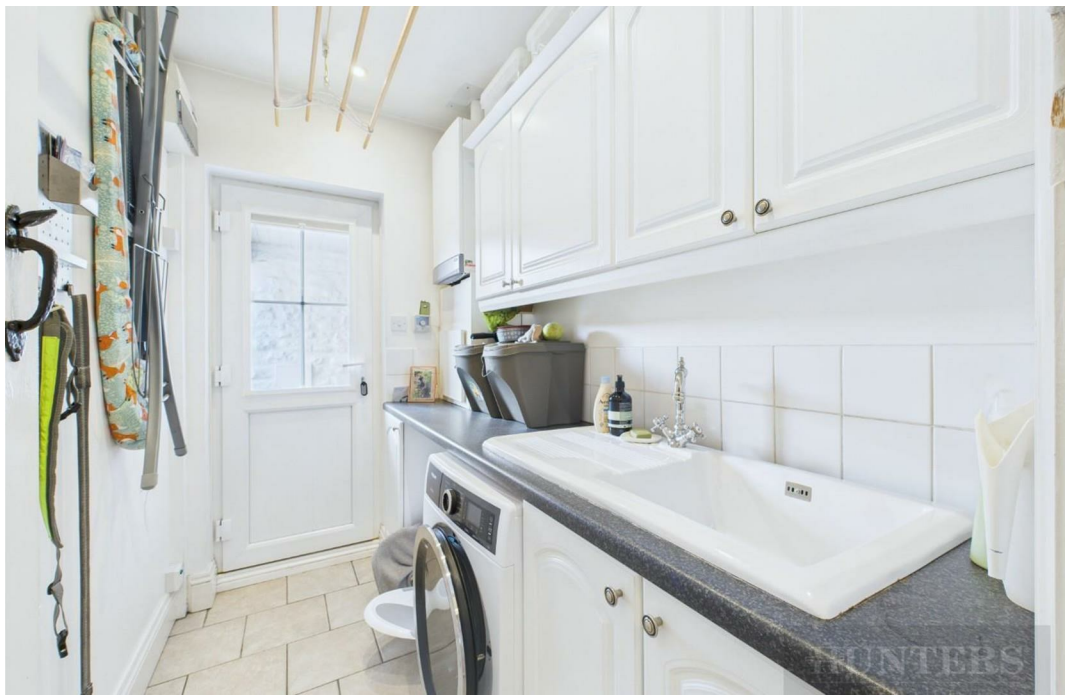
Outside, the rear garden is a true highlight, offering a peaceful and private retreat. A well-maintained lawn is accompanied by a tranquil pond and water feature, while the patio provides an ideal spot for outdoor dining and enjoying the sunshine. Adding to the appeal is a wooden lodge, currently used as a gym.

The cottage is perfectly positioned to enjoy all that Flamborough has to offer, with its charming pubs, cafes, and local amenities close by, as well as stunning coastal walks and easy access to Bridlington. This is a home full of character and charm, ready to welcome its next owners to enjoy village life!



ROOMS







Ground Floor



Floor 2

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Approximate total area<sup>(1)</sup>

1273 ft<sup>2</sup>

118.2 m<sup>2</sup>

Reduced headroom

75 ft<sup>2</sup>

7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

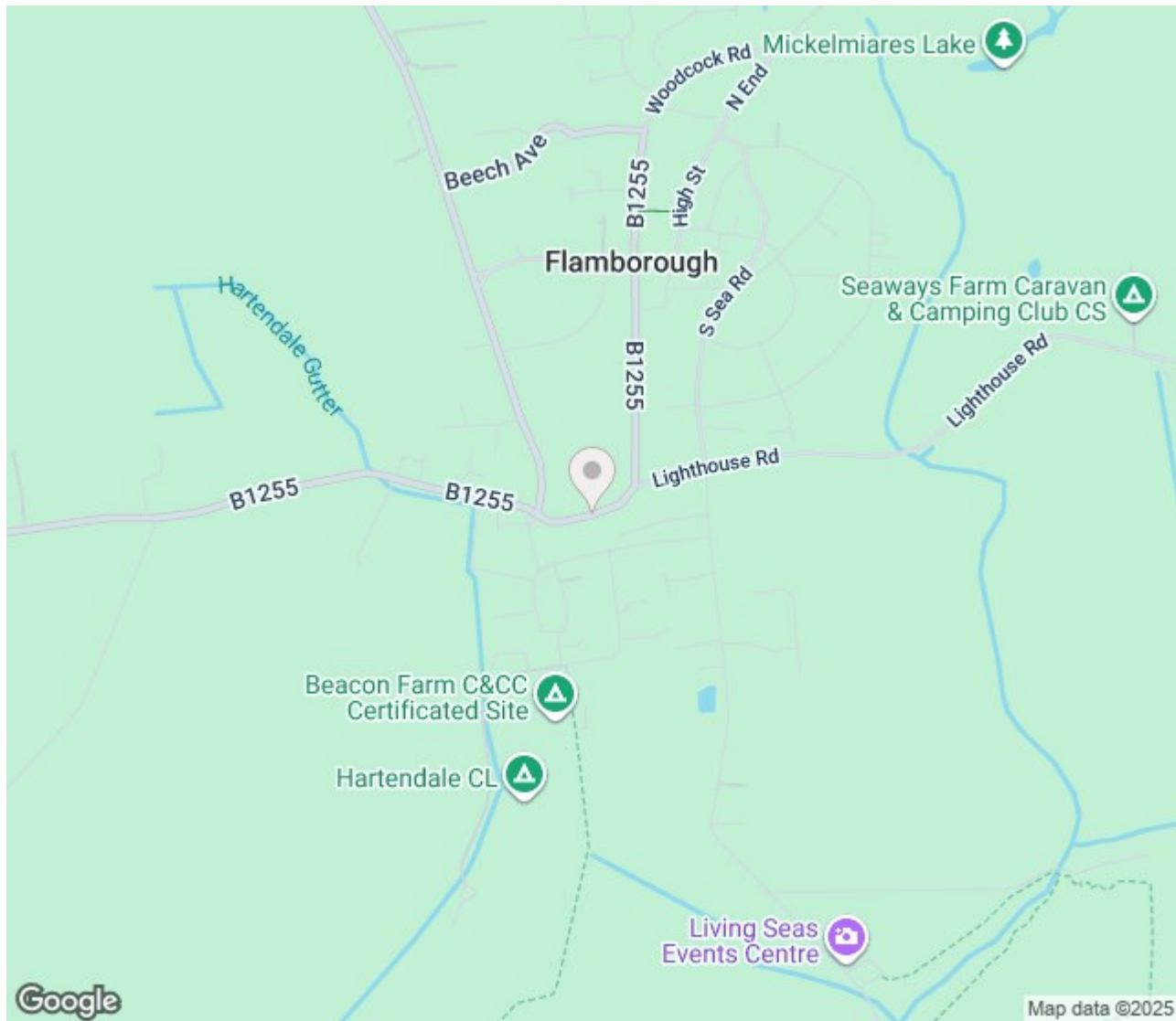
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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# ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>81</b> |
| (69-80) <b>C</b>                            | <b>71</b>                                                                                                   |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | 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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