



**Beacon House, Beacon House, Crofts Hill,**  
YO15 1AB



**Offers In The Region  
Of £835,000**

**HUNTERS®**

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**EXCLUSIVE**



# Beacon House, Beacon House, Crofts Hill, Bridlington

## DESCRIPTION

**A rare opportunity to acquire a work-life balance with this successful holiday business. Located on the edge of the picturesque coastal village of Flamborough, Beacon House is close to Danes Dyke Nature Reserve, just a 15-minute walk to the beach and cliffs.**

### Beacon House: Main Residence

A substantial detached house featuring a large modern kitchen/dining room with far-reaching views. Two spacious sitting rooms and a large cinema room. Three comfortable bedrooms and two full bathrooms. Private courtyard garden. Several storerooms and workrooms.

### Frankie's Flat: Self-contained Annex

A large living room with a modern kitchen. Comfortable twin bedroom and a full modern bathroom. Private courtyard. Currently operating as a successful holiday accommodation. Offered for sale with forward bookings, fully furnished and equipped.

### Beacon House Bunks: Self-catering Holiday Accommodation

A purpose-built bunkhouse with four twin bedrooms. Guests share the fully equipped kitchen and two shower rooms. Operating since 2023, the bunkhouse successfully offers simple accommodation unique to the area. Offered for sale with forward bookings, fully furnished and equipped.

### Beacon House Campsite

Operating as a member-only CS site, certificated by the Camping and Caravanning Club. Beautifully maintained grounds comprising six hard-standing pitches and three grass pitches, all with electric hook-up points. Private toilet/shower room for the use of campsite guests.

A large wooden garage is currently used as a campsite office and storage for equipment.

A very popular adults-only touring site, with countless returning guests. Offered for sale with all equipment and forward bookings.

No onward chain.





# ROOMS

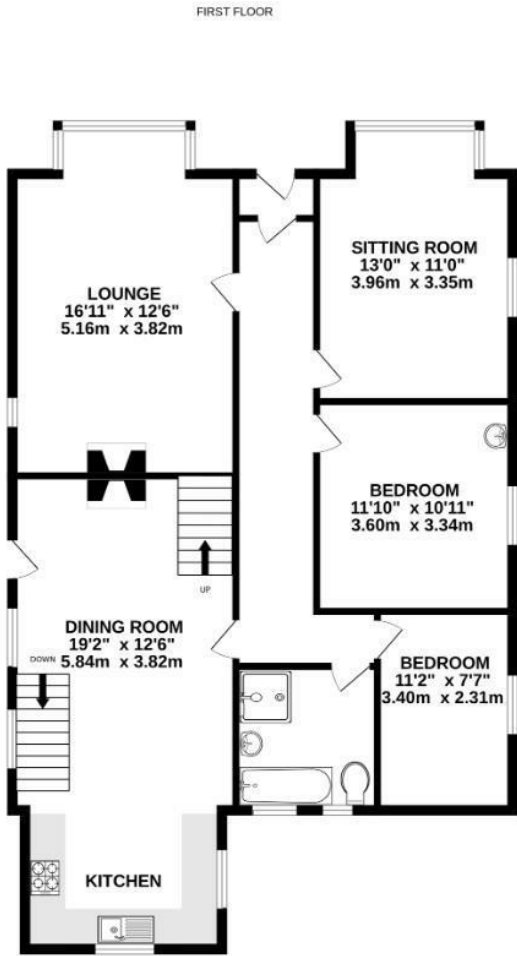
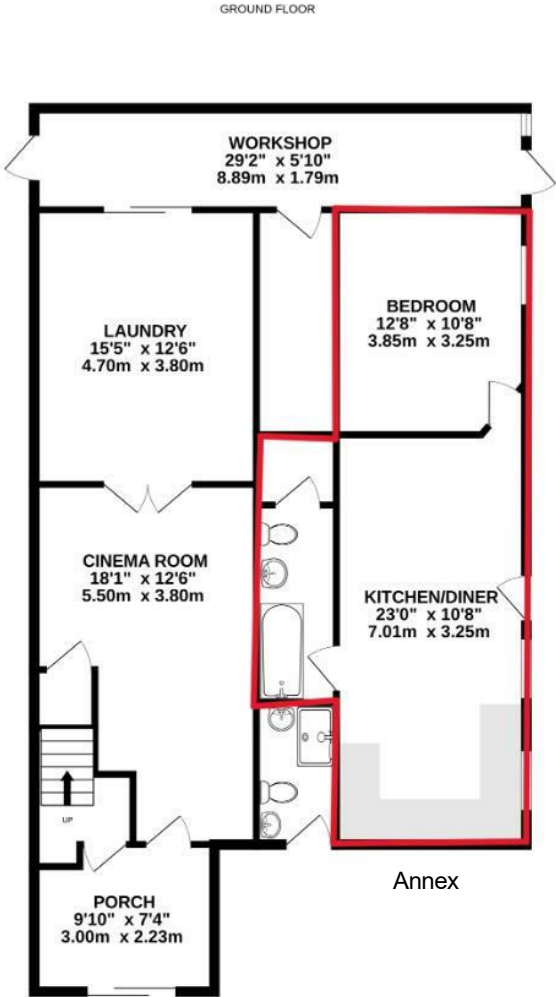
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at







# House and Annex

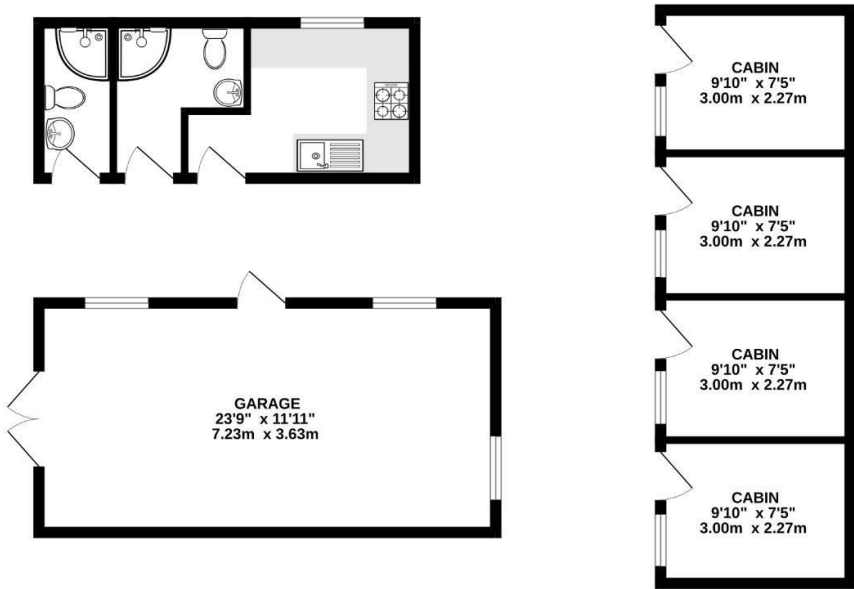


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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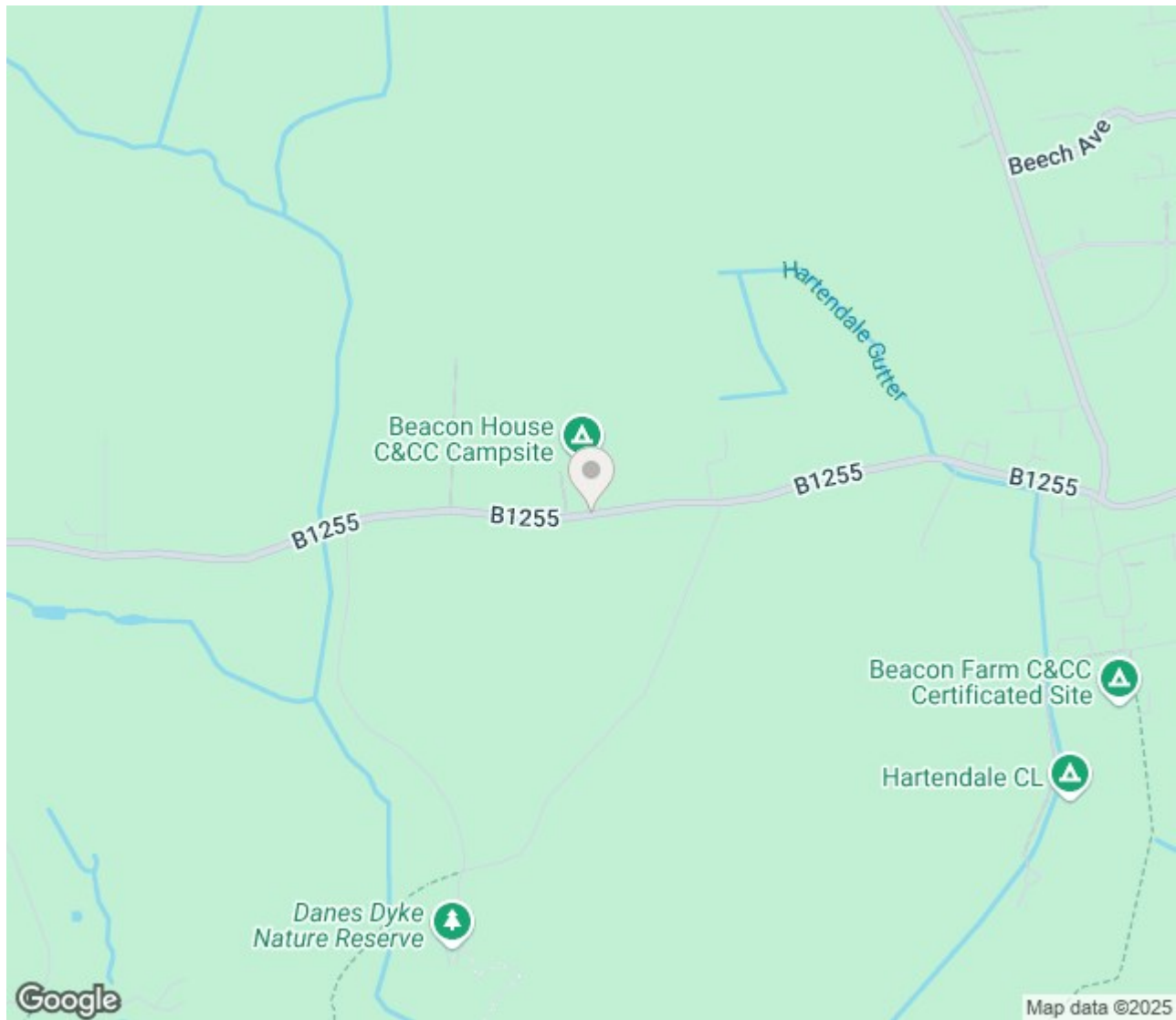
Bunk Houses

GROUND FLOOR



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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>80</b>
(69-80) <b>C</b>	<b>64</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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