



colin ellis

Bempton Lane, Bridlington, YO15 1PS

Located in the village of Flamborough, Bridlington, this stunning detached EQUESTRIAN property on Bempton Lane offers a unique blend of luxury and comfort. With four spacious bedrooms and four well-appointed bathrooms, this home is perfect for families seeking both space and style. The house has been operating as a highly successful holiday let for the last 2 years and has a turnover in excess of £100,000 per annum if you wish to carry this on.

As you enter, you are greeted by an inviting atmosphere, enhanced by four elegant reception rooms that provide ample space for relaxation and entertainment. The stand out feature of the home is undoubtedly the indoor swimming pool. Outside the property includes a paddock with stables with the house set in approximately 1.8 acres making it an ideal choice for equestrian enthusiasts or those simply wishing to enjoy the tranquillity of rural living. The residence is very well presented, showcasing a harmonious blend of modern amenities and classic charm.

This exceptional home not only offers a serene coastal lifestyle but also the convenience of nearby amenities and attractions. Whether you are looking to entertain guests or enjoy quiet family evenings, this property is a true gem in the heart of Flamborough.

Guide Price £875,000



ENTRANCE HALL

The access to the house is via electric security gates that lead into an enclosed walled courtyard. Door to inner hallway.

LOUNGE

9.18 x 5.25 (30'1" x 17'2")

A front facing feature room, inglenook style fireplace, and beamed ceiling.

DINING ROOM

5.25 x 3.52 (17'2" x 11'6")

A cosy room with beamed ceiling.

KITCHEN

6 x 5.25 (19'8" x 17'2")

A spacious fitted kitchen with full range of modern base and wall units, complimented with Quartz stone work tops, sink unit, Gas range oven with extractor hood. tiled flooring. Access to rear courtyard.

SUN ROOM

6.66 x 4.8 (21'10" x 15'8")

A large sun room with bar area, bi-folding doors giving access to rear court yard and grounds beyond.

BOOT ROOM

3 x 1 (9'10" x 3'3")

A useful extra side access/store area.

WET ROOM

2.5 x 1.3 (8'2" x 4'3")

A fully tiled room with shower, wash hand basin and w.c.

BOILER ROOM

2.5 x 2.2 (8'2" x 7'2")

Separate room with pool pump, tiled floor, 2 gas boilers

SWIMMING POOL ROOM

7.9 x 4.9 (25'11" x 16'0")

An excellent indoor pool with large heated swimming pool with retractable insulated cover.

BEDROOM ONE

5.28 x 3.96 (17'3" x 12'11")

A large principal bedroom with high ceiling having feature open timbers. Staircase leads to a mezzanine level that provides dressing area and office.



EN SUITE

3.6 x 1.93 (11'9" x 6'3")

A modern suite of bath, wash hand basin and w.c.

DRESSING ROOM

3.6 x 1.9 (11'9" x 6'2")

A useful room with fitted shelves and hanging space, side window.

BEDROOM TWO

5.27 x 3.0 (17'3" x 9'10")

A double room with open beam.

EN SUITE

3.2 x 1.69 (10'5" x 5'6")

A modern white suite of bath, wash hand basin and w.c.

BEDROOM THREE

5.88 x 4.19 (19'3" x 13'8")

A large double room with double aspect.

BATHROOM

3.87 x 3.15 (12'8" x 10'4")

A stylish modern suite with free standing period style bath, separate glass shower unit, wash hand basin, w.c., tiled floor.

BEDROOM FOUR

5.88 x 3.8 (19'3" x 12'5")

A large double room.

OUTSIDE

To the front North elevation is a large block paved car parking area, accessed via electric security gates off the main road frontage. From this extensive enclosed car parking area is a further driveway leading to A double length garage with electric roller shutter door. side courtesy door and electric supply.

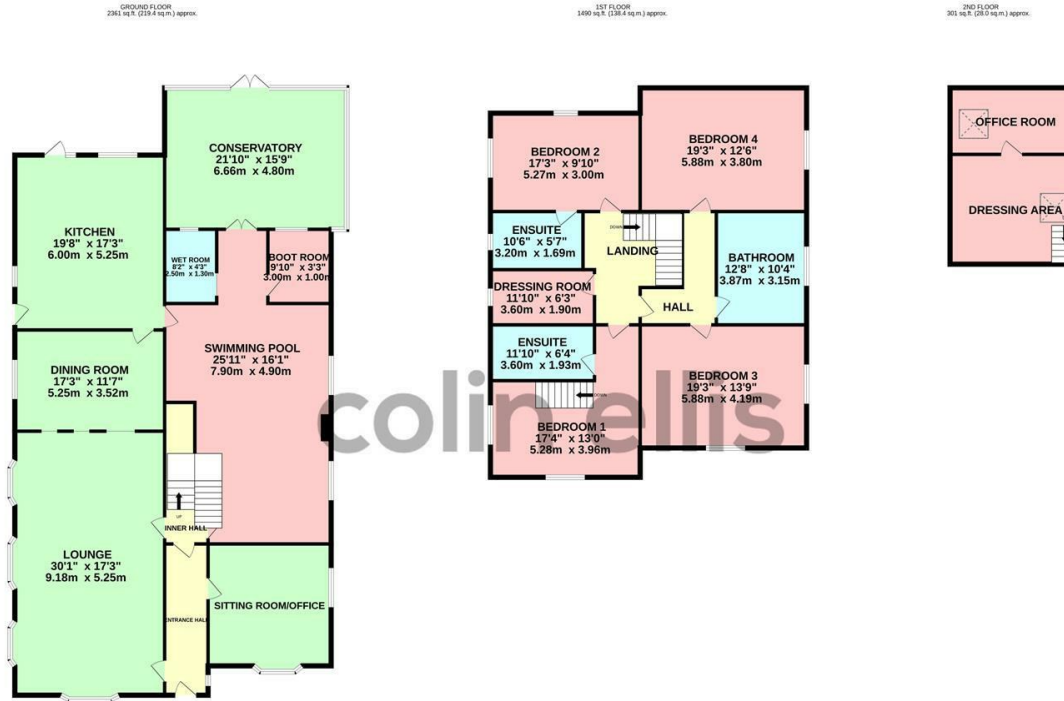
LAND

The house stands on grounds that equate to approximately 7,300 sqm (1.8 acres) According to the Ordnance Survey (OS) map system. This includes a good sized paddock and a stable block for horses.

ADDITIONAL INFORMATION

The property is to be sold fully furnished with a full book of bookings for 2025.





TOTAL FLOOR AREA : 4153 sq.ft. (385.8 sq.m.) approx.

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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Bempton Lane - 18707024
Council Tax Band -
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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	



Tel: 01723 363565

E-mail: info@colinellis.co.uk

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