



colin ellis

## Vicarage Lane, Bridlington, YO15 1HF

Located in the charming village of Bempton, Bridlington, this extensive Grade II listed former care home presents a unique opportunity for those seeking a property with significant development potential. Spanning across the original building and a single storey extension, the property boasts an impressive 17 bedrooms, making it ideal for a variety of uses, including conversion into a boutique bed and breakfast or a spacious family residence.

Guide Price £625,000

17

12

4

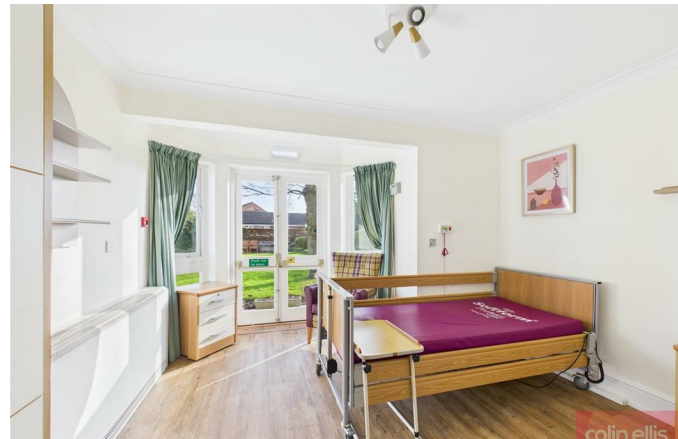
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The property features two generous reception rooms, providing ample space for relaxation and social gatherings. The layout offers flexibility, allowing for creative reimagining of the interior to suit modern living standards while preserving the historical character that comes with a Grade II listing.

Situated on Vicarage Lane, this property benefits from a tranquil village location, offering a peaceful retreat while still being within easy reach of local amenities and the stunning coastline of Bridlington. The surrounding area is rich in natural beauty, making it an attractive destination for visitors and residents alike.

With its substantial size and prime location, this former care home is not just a property; it is a canvas for your vision. Whether you are looking to invest in a commercial venture or create a unique living space, this property holds the promise of endless possibilities. Do not miss the chance to explore the potential that this remarkable building has to offer.









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

4674 ft<sup>2</sup>

433.9 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>

1 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

**Vicarage Lane - 18776570**

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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



**Tel: 01723 363565**

**E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)**

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