



BELT
ESTATE AGENCY

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Linwood House, High Street, Bempton, YO15 1HP

Price Guide £650,000



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A rare opportunity to acquire a substantial period Grade II listed Georgian property nestled in the heart of Bempton village on the Heritage coast.

The property has been recently renovated and extended by the current owners offering spacious living accommodation and retains many features depicting the era.

The property comprising over three floors, bespoke Smallbone Devises kitchen with central island and granite worktops, utility room, plenty of storage, two sitting rooms, two dining rooms, six bedrooms, four with en-suites and two bathrooms. Exposed beams, wood burning stoves and impressive inglenook fireplace.

Exterior:

To the rear of the property is a superb private garden. Patio with barbeque area for entertaining leads to lawn with borders of shrubs and bushes.

Private driveway accessed from School Lane to a extensive parking area.

Outbuildings:

There is an array of stone and pantile outbuildings and sheds which have vast potential for a art gallery, business, office, boathouse storage, conversion into holiday lets with the relevant consents or even more garden space if required.

Location:

Located in the village of Bempton a favourite with walkers and the RSPB reserve on Bempton cliffs is only a

couple of miles away. This quiet little village is only 3 miles from Bridlington and there a bus service and train service back into Bridlington or up the coast to Scarborough. The village has a pub, small sub post office/stores, local primary school and a village community hall. A popular choice for buyers.

Just a short drive away is Sewerby Village with the fabulous Hall, gardens, zoo and coastal walks, Bridlington Links Golf Course and the thriving village of Flamborough with ample facilities and access to South Landing Bay, North Landing Bay, Thornwick Bay. Flamborough Head, lighthouse, and Flamborough Golf Club.

Notes:

Council tax band: E

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing

the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



Floor Plan

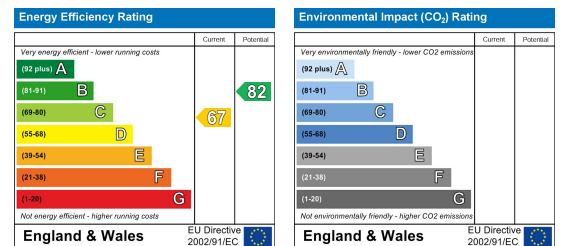


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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