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Old Mill House, Bempton Lane, Bempton, YO16 6XG

Price Guide £575,000



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A stunning Grade II listed country house, built in 1890, offers a unique blend of traditional charm and contemporary features. The property boasts four spacious bedrooms, four reception rooms, and two bathrooms, providing ample space for comfortable living.

One of the standout features of this property is the breathtaking views it offers. From the open countryside to the distant sea view and the historic Bempton Mill dating back to the 1800s, every window frames a picturesque scene that is sure to captivate.

Surrounded by the tranquillity of the countryside, this property provides a peaceful retreat while still being within reach of local amenities.

Located just a mile away from Bempton Village, home to a junior school, community hall, a welcoming pub/restaurant, a railway station, and the gateway to the famous Bempton Cliffs Bird Sanctuary.

Don't miss the opportunity to own a piece of history in this enchanting Grade II listed country house. Embrace the beauty of the past while enjoying the comforts of modern living in this idyllic setting on Bempton Lane.

Entrance:

Door into inner hall, central heating radiator and staircase to first floor.

Lounge:

25'4" x 12'4" (7.74m x 3.77m)

A spacious facing room, open fire with cast iron inset and slate surround. Sash wooden window, two windows and two central heating radiators.

Snug:

12'5" x 12'5" (3.79m x 3.79m)

A front facing room, exposed beams, log burning stove in a feature exposed brick surround, sash wooden window and central heating radiator.

Formal dining room:

12'5" x 9'7" (3.79m x 2.93m)

Vaulted ceiling with velux window, exposed beams, understairs storage cupboard and central heating radiator.

Kitchen:

11'11" x 10'11" (3.65m x 3.33m)

Fitted with a range of modern base and wall units, under cupboard lighting, ceramic sink unit, free standing electric cooker, integrated fridge, freezer and dishwasher. Part wall tiled, one upvc double glazed window above the sink. Two smaller wooden windows and archway into:

Dining area:

13'5" x 6'3" (4.10m x 1.92m)

Vaulted ceiling with velux window, feature arched window, tiled floor and central heating radiator.

Side hall:

Exposed brick wall, tiled floor, larder cupboard and stable door to the front elevation.

Utility/boot room:

13'11" x 7'0" (4.26m x 2.15m)

Fitted base and wall units, stainless steel sink unit, part wall tiled, tiled floor, gas combi boiler, upvc double glazed window and central heating radiator.

Shower room:

7'3" x 4'7" (2.23m x 1.40m)

Comprises a modern suite, shower cubicle with electric shower, wc and wash hand basin. Full wall tiled, floor tiled, electric fan heater, extractor and chrome ladder radiator.

First floor:

A galleried landing and velux window.

Bedroom:

16'2" x 11'1" (4.95m x 3.39m)

A front facing double room with stunning views of the open countryside, sash wooden window and central heating radiator.

Bedroom:

12'5" x 12'3" (3.81m x 3.74m)

A front facing double room with stunning views of the open countryside, built in wardrobes, cupboards, dresser and drawers. Sash wooden window and central heating radiator.

Bedroom:

12'5" x 12'3" (3.81m x 3.74m)

A side facing double room with stunning views of the open countryside, sash wooden window and central heating radiator.

Bedroom:

12'5" x 9'7" (3.81m x 2.94m)

A front facing double room with stunning views of the open countryside, two sash wooden windows and central heating radiator.

Bathroom:

7'7" x 6'3" (2.33m x 1.92m)

Comprises a modern suite, bath with electric shower over, wc and wash hand basin. Full wall tiled, floor tiled, extractor, sash wooden window and ladder radiator.

Grounds:

Gated access to a long driveway leading to a extensive private parking area.

To the front and side of the property are fully enclosed expansive private gardens, patios, lawn, borders of hedges shrubs and bushes.

Stunning views over open countryside, distant sea view and the historic Bampton Mill built in the 1800s.

Large brick built workshop with power and lighting.

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:

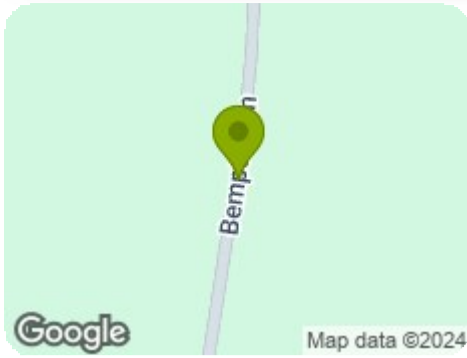
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



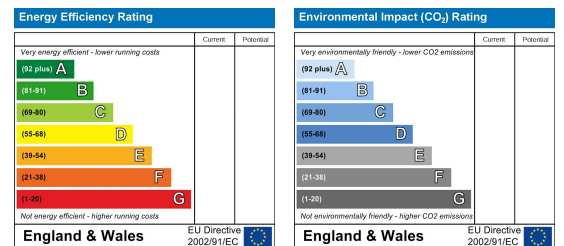
Floor Plan



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



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