



## Coble Cottage, 10 Main Street, Sewerby, YO15 1EQ

Price Guide £299,950





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Nestled in the charming village of Sewerby, Bridlington, this delightful Grade II listed cottage, dating back to the 1700s, offers a unique blend of historical charm and modern comfort.

The property has three well-appointed reception rooms, providing ample space for both relaxation and entertaining. The three bedrooms are generously sized, making it an ideal retreat for families or those seeking a peaceful getaway. Currently used as a holiday home and does have bookings for 2025, so also ideal to use as a holiday home and business.

The cottage is beautifully presented throughout, showcasing lovely period features that reflect its rich history.

For those who appreciate outdoor living, the property includes parking, a rare find in such a picturesque setting. This feature adds to the convenience of the home, whether you are using it as a holiday retreat/let or a permanent residence.

Sewerby is known for its stunning coastal views, enjoy easy access to cliff top walks and the picturesque Sewerby Hall and park, perfect for leisurely strolls and outdoor activities. Also with close proximity to Bridlington, making this cottage an ideal choice for those seeking a peaceful lifestyle with easy access to local amenities.

Whether you are looking for a charming holiday home or a comfortable place to settle down, this property is sure to impress. Don't miss the opportunity to own a piece of history in this idyllic location.

### Entrance:

Door leads into:

### Lounge:

17'6" x 14'0" (5.34m x 4.27m)

A spacious front facing room, exposed beams, electric fire in

a feature brick surround, two built in storage cupboards, two sliding windows, one fixed window and two central heating radiators.

### Dining room:

11'7" x 9'7" (3.55m x 2.93m)

A side facing room, electric fire in a feature brick surround, Quarry tiled floor, sliding window and central heating radiator.

### Sun room:

10'10" x 10'0" (3.31m x 3.06m)

Over looking the garden, sash window, central heating radiator and double doors.

### Wc:

7'8" x 2'7" (2.34m x 0.80m)

Wc, wash hand basin, part wall tiled and extractor.

### Kitchen:

8'8" x 6'6" (2.66m x 2.00m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven and hob. Part wall tiled, tiled floor, plumbing for washing machine, space for fridge/freezer, sliding window, central heating radiator and door onto the garden.

### First floor:

#### Bedroom:

16'2" x 10'3" (4.95m x 3.14m)

A front facing double room, sliding window and central heating radiator.

**Bedroom:**

16'2" x 9'9" (4.94m x 2.99m)

A double aspect room with rear sea views, two sliding windows and central heating radiator.

**Bedroom:**

11'11" x 9'6" (3.64m x 2.90m)

A rear facing double room, built in storage cupboard housing gas combi boiler, skylight and central heating radiator.

**Bathroom:**

9'2" x 9'0" (2.80m x 2.76m)

Comprises a modern suite, bath with shower attachment, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Part wall tiled, skylight, sliding window and stainless steel ladder radiator.

**Exterior:**

To the rear of the property is a private wall garden. Patio area to lawn with well established raised flower beds. A timber shed and water point.

Gated vehicle access via. Cliff Road to pebbled parking area.

**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

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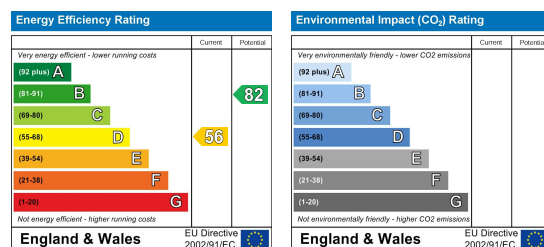


## Floor Plan



## 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.



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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