



## The Causey, 18 Westgate , YO16 4QQ

Price Guide £685,000





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Nestled in the charming 'Old Town' of Bridlington, within the historic Conservation Area The Causey is a beautifully presented former coach house that exudes character and warmth. This delightful property has been thoughtfully converted and extended in the 1800's, blending period features with modern comforts. With an impressive five bedrooms, this home offers ample space for families or those seeking a comfortable retreat. The inclusion of a home office or studio provides a perfect setting for remote work or creative pursuits, catering to the needs of contemporary living. The property boasts three inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The two well-appointed bathrooms and additional downstairs WC, ensure convenience for all residents and visitors alike. Outside, you will find substantial mature gardens which are completely private and offer a serene escape from the hustle and bustle of daily life. These gardens provide a wonderful space for outdoor activities, such as entertaining, gardening and simply relaxing on one of the many patio areas, in the summerhouse or, in the hot tub. Existing outbuildings provide opportunities for hobbies, a workshop as well as excellent storage space. There is secure off-street parking for plenty of vehicles and a garage, along with a separate electric vehicle charge point, adding to the practicality of this charming residence. The Causey is not just a home; it is a lifestyle choice, situated in a sought-after area that combines historical charm with modern amenities. This property is a rare find and is sure to appeal to those looking for a unique and spacious family home tucked away, yet with all the local amenities directly on your doorstep.

- A highly impressive former coach house originally dating back to the 1600's
- Master bedroom with stunning en-suite
- Second garage (former coach house) currently used as a home gym
- NO ONWARD CHAIN
- Extended and converted in the late 1800's
- Home office/Studio with own entrance
- Beautifully appointed mature and extensive gardens with outbuildings
- Four double bedrooms and a fifth single bedroom
- Detached garage with electric gates and courtyard parking for multiple vehicles and a separate EV point.
- A truly exquisite family home hidden away in the historic Old Town of Bridlington

### Ground Floor

Solid oak front door opens into a stunning entrance hall.

### Entrance Hall

With delph rack, moulded cornice and architraves to doors and solid oak flooring. Telephone point, radiator and door leading to the boot room/cloak room with built in shelving and hanging space and a wall mounted condensing boiler installed in 2024.

### Cloaks / WC

With part panelled walls, hand wash basin, tiled flooring, radiator, UPVC window to the rear aspect and access to understairs cupboard containing meters.

### Sitting Room

With moulded cornice and feature fireplace with recessed 'Little Thurlow' wood burning stove with York stone hearth. Fitted wall lights and newly installed UPVC French doors opening onto the rear garden with south facing window overlooking the front courtyard.

### Dining Room

With moulded cornice, parquet flooring, wall and ceiling lights, two arched windows to the courtyard and cast iron fireplace with decorative tiled hearth and fitted electric fire with Art Deco mirror above. Radiator and timber panelling to walls with door leading to:

### Studio / Office

With moulded cornice, parquet flooring, two radiators with contemporary covers, wall lights, steps leading to the side entrance door, small stained glass feature windows and marble fireplace with fitted electric stove.

### Breakfast Kitchen

With bespoke kitchen units comprising of an extensive range of wall and base cupboards with granite worktops, display underlighting, newly fitted Rangemaster duel fuel range with six ring hob, two double fan ovens, all within a tiled recess. Integrated fridge and dishwasher, inset stainless steel 1 1/2 bowl sink unit with swan neck tap, plate racks, large central island unit with three large cupboards and seating for five. Pantry/bar double cupboard with interior cold shelf and pan drawers beneath, wood style flooring with underfloor heating and ceiling down lighters. Extractor fan, column radiator and wall mounted original servants call bell.

### Utility Room

With built in cupboards and plumbing for automatic washing machine and separate tumble drier. Builders block worktop with inset Belfast sink with mixer tap, radiator, tiled splashback, slate flooring and door to the rear garden.

### First Floor

A dog-leg staircase leads from the hall to a spacious L shaped landing area with fitted cylinder cupboard. North, south and west facing windows and a most attractive Georgian style arched window to the half landing overlooking the stunning rear garden. Two traditional style column radiators and a bespoke fitted storage cupboard. Access to full house attic via hatch in the landing with 2 UPVC windows and ability to stand up throughout.

### Master Bedroom

Large master bedroom with UPVC window to the courtyard and one to the side aspect, fitted wardrobes with drawer unit and moulded cornice. Two radiators and dressing area with door leading to the en-suite.

Tel: 07515763622

### En-Suite

Contemporary suite with his and hers circular wash basins with double vanity cupboards beneath and wall mounted light and heated mirror over, separate fitted tall boy cabinet. Low level WC, large walk in shower units with rainfall head and separate attachment with digital quartz Aqualisa control. Ceiling down lighters, traditional style radiator with heated towel rail and additional chrome ladder heated towel rail. UPVC window to the side aspect.

### Bedroom Two

With coved ceiling, radiator and UPVC window.

### Bedroom Three

With radiator and UPVC window.

### Bedroom Four

Radiator, UPVC window and coved ceiling.

### Bedroom Five

UPVC window, coved ceiling and radiator.

### House Bathroom

A beautifully presented suite with free standing bath with shower attachment, splashback, low flush WC, double walk in shower unit with rainfall head, separate attachment and x2 Aqualisa control. Vanity wash basin with motion-activated light and heated mirrored cabinet over. Traditional style radiator with heated towel rail and additional chrome ladder heated towel rail. UPVC double glazed window to the rear aspect.

### Exterior

Electric fob double wrought iron gates between brick pillars opening into a large gravel courtyard with access to 2 garages. (One currently used as a home gym)

There is a stunning and impressive large rear garden with extensive lawned areas and well stocked flower beds, including a paved patio of Indian sandstone, a raised timber decked area with timber summerhouse and paved area with hot tub.

The gardens are surrounded by brick boundary walls to the west and north and a variety of mature shrubs and trees. Steps lead to a further garden area with a stone flagged patio and natural meadow area, perfect for attracting plenty of wildlife.

### Detached Garage

16'0" x 10'2" (4.88 x 3.1)

Brick built garage with light, power and electric door.

### Attached Garage/ Former coach house

15'1" x 7'8" (4.62 x 2.36)

Currently used as a home gym with loft area above.

### Workshop/Store

20'8" x 8'10" (6.32 x 2.7)

Brick built with light and power

### Attached brick log store

### Bridlington

Bridlington is a traditional seaside town in the East Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front North Promenade which stretches for 2 miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield. Good junior and secondary schools locally.

### Council Tax Band D

### Additional Information

Previous planning permission was in place for a double extension but this has now lapsed but subject to appropriate design and further approval could be delivered. alongside further opportunities for conversion of outbuildings or garden land – subject to appropriate permissions



