



Moor Lane, Carnaby, Bridlington, YO16 4UU

- Charming Detached Cottage
- Extended Reception Room With Log Burner
- Envious Plot Of Approximately 0.5 Acres
- Garage & Ample Off-Road Parking
- EPC Grade: D
- Two Double Bedrooms
- Beautifully Presented Throughout
- Expansive Garden With Open Field Views
- Beautiful Countryside Setting With Easy Access To Bridlington

Asking Price £450,000



Moor Lane, Carnaby, Bridlington, YO16 4UU



Nestled in a beautiful countryside setting in the sought-after village of Carnaby, just outside the coastal town of Bridlington, this charming detached cottage presents a rare opportunity to acquire a beautifully presented home full of character and charm.

Boasting fantastic curb appeal with its traditional cottage-style appearance, the property sits within an impressive plot of approximately 0.5 acres, offering a wonderful blend of period features, spacious accommodation and stunning outdoor space.



Stepping inside, the welcoming hallway leads to a stylish modern fitted kitchen featuring wall and base units, exposed brick detailing, wooden beams and space for a range-style oven. The impressive extended reception room is a fantastic versatile space, ideal for both living and dining furniture. With doors opening onto the garden, this creates a wonderful social space for entertaining and enjoying the peaceful surroundings, complemented by a cosy log-burning stove. A further versatile reception room offers additional living space with an attractive exposed brick fireplace and a second log burner, which could also be used as a third bedroom if required.

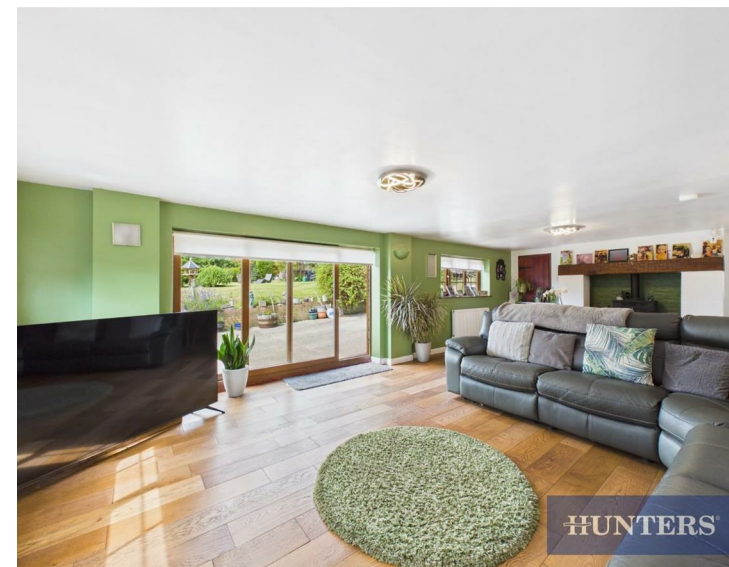
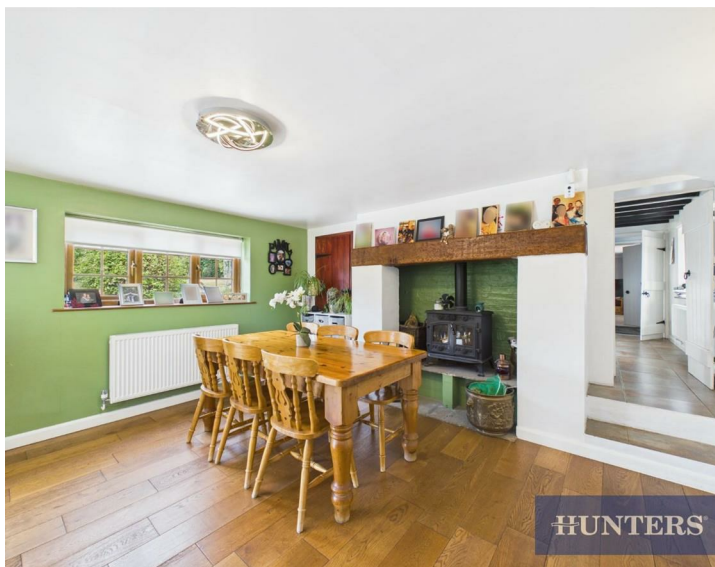
Completing the ground floor is a practical utility room and a beautifully appointed downstairs bathroom featuring a three-piece suite, including a freestanding claw-foot bath. To the first floor are two generous double bedrooms, both bright and airy, along with a convenient first-floor WC.



Outside, the garden is true highlight of this lovely home. The expansive, beautifully maintained grounds back onto open fields, offering privacy and tranquility. The large lawn provides endless potential, and has an additional patio seating area perfect for outdoor dining and relaxation. A driveway provides ample off-road parking, alongside a substantial brick-built garage/workshop offering excellent storage or hobby space. Schedule a viewing today!

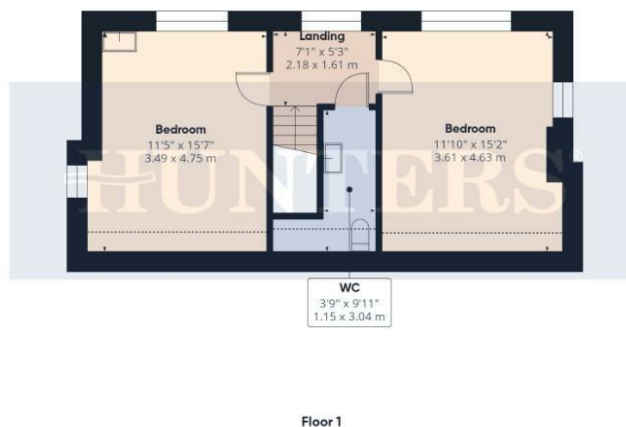
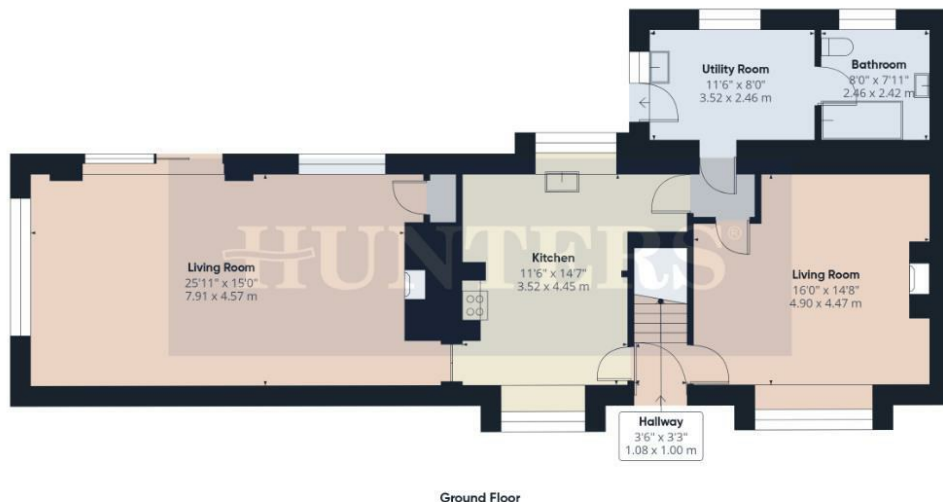


Moor Lane, Carnaby, Bridlington, YO16 4UU



HMRC Disclaimer - Bridlington

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



HUNTERS

Approximate total area⁽¹⁾

1494 ft²

138.6 m²

Reduced headroom

42 ft²

3.9 m²

(1) Excluding balconies and terraces

Reduced headroom

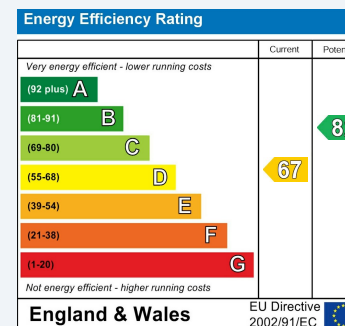
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact bridlington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



27 Quay Road, Bridlington, YO15 2AR
 Tel: 01262 674252 Email: bridlington@hunters.com <https://www.hunters.com>

HUNTERS
 HERE TO GET *you* THERE