



Bridlington

YO16 4UH

Asking Price £525,000



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EXCLUSIVE

Gardeners Cottage, Bridlington

DESCRIPTION

Rarely does an opportunity arise to acquire such a unique detached family home with a separate detached annexe, positioned within the highly desirable village of Bessingby on the outskirts of Bridlington. Offering huge potential for modernisation, this characterful property sits within private grounds and presents an exciting chance to create a truly exceptional home.

Accessed via gated entrance onto a sweeping driveway, the property immediately impresses with its mature wrap around gardens and peaceful setting. Internally, the home is full of charm and character, with exposed beams running throughout.

The main living space is a generous dual aspect lounge with feature fireplace. The kitchen offers a range of fitted storage units alongside space for casual dining, while the second reception room provides excellent flexibility as either a formal dining room or additional sitting room, flowing seamlessly into the sunroom. Completing the ground floor is a useful utility room and downstairs shower room.

To the first floor are four generously proportioned bedrooms, all ideal for families or visiting guests, together with a family bathroom fitted with a three-piece suite including bath with shower over.

A fantastic addition to the property is the detached one bedroom annexe, offering superb versatility for multi-generational living, guest accommodation or potential for holiday letting. The annexe briefly comprises a double bedroom, open plan kitchen/living area and shower room.

The grounds are a standout feature of the property, occupying a substantial private plot with expansive wrap around gardens, mature trees, established borders, patio seating areas and a picturesque pond, creating a wonderfully tranquil outdoor setting. There is ample parking for multiple vehicles in addition to a double garage.

This is a rare opportunity to acquire a lovely home, full of potential in one of the area's most sought-after village locations. Schedule a viewing today!





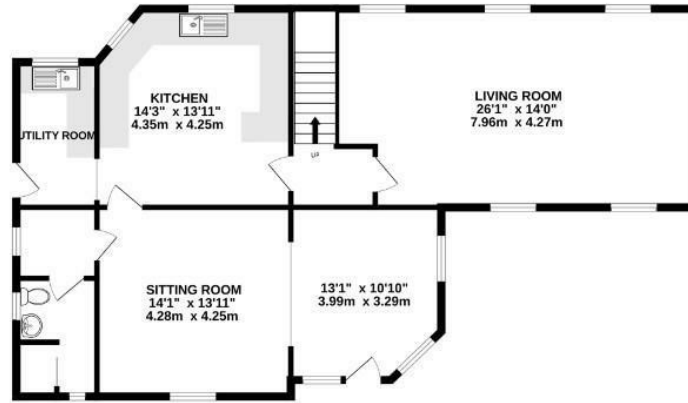
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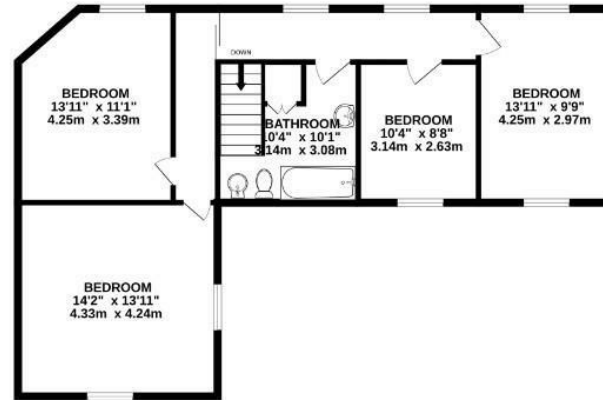
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GROUND FLOOR
1067 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.

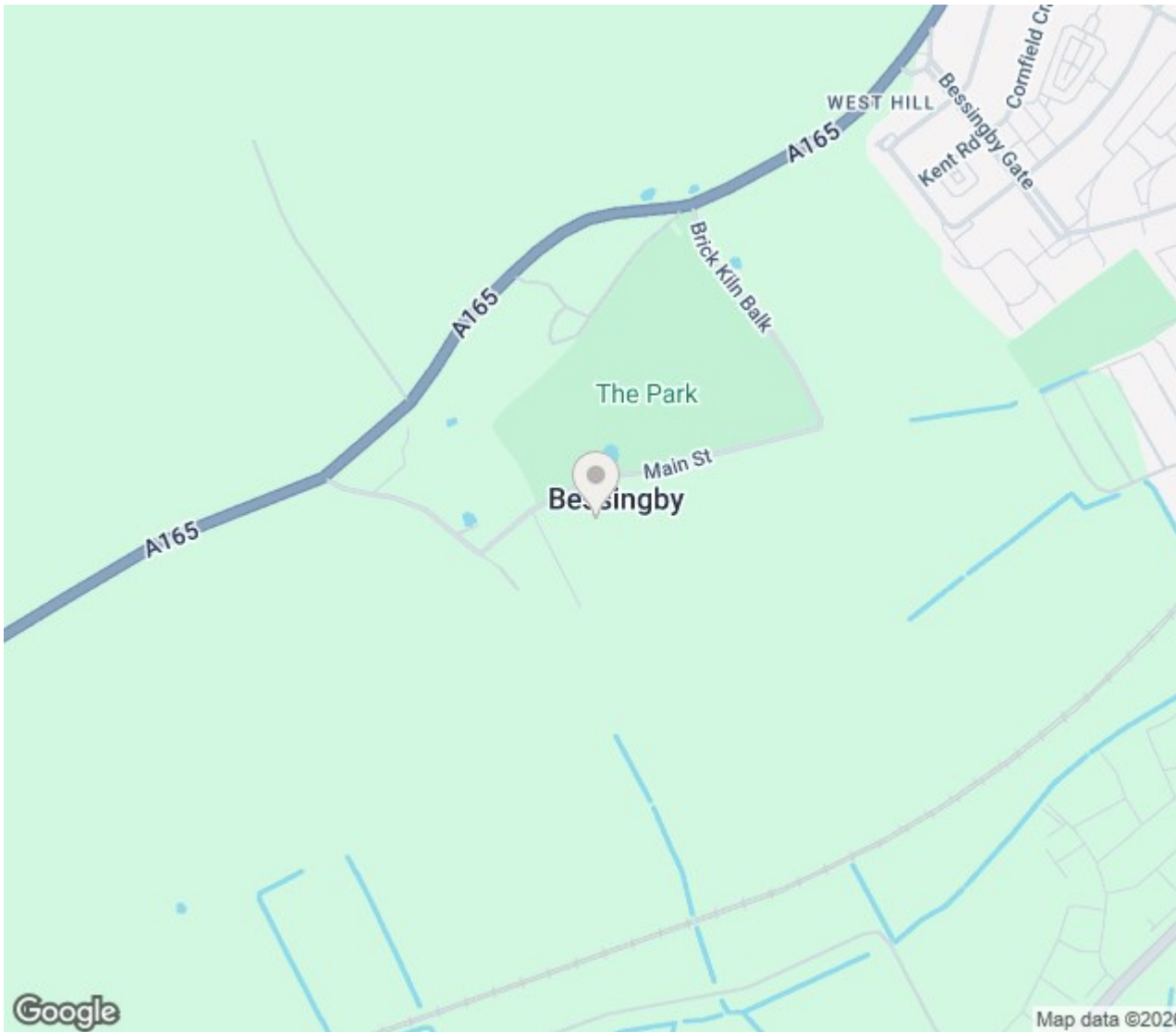


GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 401 sq.ft. (37.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The artwork, layout and appearance shown here are not to be used and no guarantee as to their quality or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

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