



Cliff Dene
74 Main Street
Buckton

YO15 1HU

ASKING PRICE OF

£375,000

4 Bedroom Detached House

Ulllyotts
- Est. 1891 -
Estate Agents

01262 401401



View From Garden



4



2



2



Garage, Off
Road Parking



Gas Central Heating

Cliff Dene, 74 Main Street, Buckton, YO15 1HU

Nestled in the picturesque village of Buckton, this beautifully presented cottage-style home enjoys breathtaking open countryside views, a wonderfully sunny rear garden and deceptively spacious, versatile accommodation throughout. Lovingly maintained, the property offers two inviting reception rooms, a stunning open-plan dining kitchen flowing into a bright sun room with adjoining utility space, three generous first-floor bedrooms with both a Jack and Jill shower room and family bathroom, while a flexible ground floor reception room provides the option of a fourth bedroom if required. Outside, the thoughtfully landscaped garden enjoys multiple seating areas to take full advantage of the idyllic setting, complemented by a garage currently utilised as a home office and gym, together with a well-presented static caravan providing ideal accommodation for visiting family and friends.

Buckton is a picturesque rural hamlet situated on the beautiful East Yorkshire coast, offering a peaceful countryside setting surrounded by open fields and scenic walks. The nearby village of Bempton, less than two miles away, provides everyday amenities including a village store, primary school, public

house and railway station with links to Bridlington, Hull and Scarborough. The coastal village of Flamborough, approximately three miles away, offers a wider selection of shops, cafés, restaurants and local services, along with its famous lighthouse and spectacular cliff-top walks. The popular seaside town of Bridlington is just over five miles away, providing an extensive range of shopping, leisure facilities, supermarkets, schools and healthcare services, making Buckton an ideal location for those seeking a tranquil village lifestyle with excellent access to nearby amenities.

Bridlington offers the charm of a classic Yorkshire seaside town with the convenience of modern living. Its award-winning sandy beaches, bustling harbour, and picturesque Old Town create a welcoming atmosphere for residents of all ages. The town provides excellent local amenities, well-regarded schools, and easy transport links, making it an appealing choice for families, retirees, and holiday-home buyers alike. With a friendly community and a relaxed coastal lifestyle, Bridlington is a place where every day feels a little brighter.



Entrance Hall



Lounge



Feature Fire Place



Sitting Room/Bedroom 4

Accommodation

ENTRANCE HALL

15' 7" x 6' 0" (4.75m x 1.83m)

A stained-glass wooden entrance door opens into a welcoming entrance hall, beautifully presented with tiled flooring and colourful feature wallpaper, creating an inviting first impression. The hall benefits from a radiator, feature wall lighting and an attractive arched window to the side elevation, allowing natural light to flood the space. Doors lead to all ground floor accommodation, including a cloakroom, WC and a useful storage cupboard housing the gas central heating boiler, while a staircase rises to the first floor.

The cloakroom presents excellent potential to be converted into a ground floor shower room, subject to any necessary consents. This would create ideal ground floor living accommodation should the additional reception room be utilised as a fourth bedroom, offering excellent flexibility for multi-generational living or those requiring single-level accommodation.

LOUNGE

13' 10" x 13' 8" (4.22m x 4.18m)

The beautifully presented lounge enjoys a sash-style window to the front elevation, with matching sash-style windows continuing throughout the front of the property, enhancing its

charming cottage character. Exposed feature beams add warmth and character, while a brick fireplace with a marble hearth and inset offering space for an electric fire creates an attractive focal point. The room is further complemented by a radiator, making it a cosy and inviting living space.

SITTING ROOM / BEDROOM 4

13' 6" x 11' 5" (4.14m x 3.48m)

The sitting room provides a versatile additional reception space and has previously been utilised as a ground floor fourth bedroom, offering excellent flexibility to suit a variety of lifestyles. A sash-style window overlooks the front elevation, while a charming cast iron fireplace with a decorative tiled hearth creates an attractive focal point. The room is further complemented by a radiator, making it equally suited as a cosy sitting room or bedroom.

KITCHEN/DINING/SUNROOM

26' 7" x 12' 5" (8.11m x 3.81m)

The heart of the home is undoubtedly the stunning open-plan dining kitchen, beautifully appointed with handcrafted wall, base and drawer units complemented by a matching dresser providing excellent additional storage. A central island with further storage and breakfast seating for two creates the perfect space for casual dining and entertaining. Finished with



Kitchen



Kitchen/Dining/Sunroom



Dining/Sunroom



Dining/Sunroom

wood-effect work surfaces, tiled splashbacks, tiled flooring, under-cabinet lighting, inset spotlights and LED lighting. There is ample space for a range-style cooker with an eye-catching New York skyline splashback, together with a ceramic sink and drainer with mixer tap. A door leads through to the utility room, while the kitchen flows seamlessly into the adjoining sunroom.

Flooded with natural light, the sunroom provides a wonderful extension to the living space and enjoys delightful views over the rear garden. Offering ample space for a family dining table, this versatile room benefits from a radiator and French doors opening directly onto the patio, creating the perfect setting for both everyday family living and entertaining.

UTILITY ROOM

9' 4" x 8' 6" (2.87m x 2.60m)

The practical utility room is fitted with a range of wall and base units with complementary work surfaces, tiled flooring and a stainless steel sink and drainer. A window to the rear elevation provides natural light, while there is ample space and plumbing for a washing machine, dishwasher, tumble dryer and an American-style fridge freezer. Open shelving offers additional storage, and an integral door provides access to the garage, which is currently utilised as a home office and gym, offering excellent versatility to suit a variety of needs.

OFFICE / GYM / GARAGE

The garage retains its original up-and-over door, ensuring useful storage remains available if required. The front section is currently arranged as a home gym, complete with soft interlocking floor tiles and mirrored wall panelling, creating an ideal workout space. A door leads through to the rear section of the garage, which has been thoughtfully converted into a home office, providing a versatile space for those working from home or seeking additional hobby or study accommodation.

WC

6' 3" x 2' 9" (1.92m x 0.86m)

The ground floor WC is attractively presented and comprises a WC and vanity wash hand basin. Finished with tiled flooring, feature wallpaper and wall lighting, the room enjoys natural light from a window to the rear elevation.

FIRST FLOOR LANDING

7' 7" x 3' 3" (2.32m x 1.01m)

The first-floor landing provides access to all bed rooms and the family bathroom. A useful built-in storage cupboard with fitted shelving offers the perfect space for storing linen and towels.



Utility Room



Office



Gym



Bedroom 1

BEDROOM 1

14' 0" x 11' 5" (4.28m x 3.49m)

The spacious master bedroom enjoys a pleasant outlook through a window to the front elevation, taking advantage of the surrounding open views. The room benefits from fitted wardrobes providing excellent storage, a radiator and feature wall lighting. A door leads through to the Jack and Jill shower room, while loft access is also conveniently located within the room.

BEDROOM 2

13' 10" x 11' 5" (4.23m x 3.48m)

The second bedroom is another well-proportioned room, enjoying a window to the front elevation with pleasant views. The room benefits from a radiator, feature wall lighting and a door providing access to the Jack and Jill shower room, creating a practical and convenient arrangement for the bedrooms.

JACK AND JILL SHOWER ROOM

6' 5" x 3' 2" (1.98m x 0.99m)

The Jack and Jill shower room is stylishly appointed with tiled flooring and walls, creating a modern and easy-to-maintain finish. The room comprises a wash hand basin and shower tray with an electric shower, complemented by inset spotlights and an extractor fan.

BEDROOM 3

13' 10" x 8' 11" (4.23m x 2.74m)

The third bedroom enjoys a wonderful outlook with windows to both the side and rear elevations, providing attractive open views across the surrounding countryside to the side and overlooking the garden to the rear. The room is completed with a radiator and offers a peaceful and pleasant space for family members or guests.

BATHROOM

7' 7" x 3' 3" (2.32m x 1.01m)

The beautifully appointed family bathroom offers a luxurious and contemporary suite comprising a tile panelled bath with central taps and integrated jets, WC and a stylish twin sinks, mirrors and lighting above. There is also a separate shower enclosure with curved screen and thermostatic shower with inset LED colour changing lighting, complemented by tiled walls and flooring, a heated towel ladder and rear-facing window for natural light and ventilation.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.



Ensuite



Bedroom 2



Bedroom 3



Bathroom

PARKING

To the front of the property, a driveway provides convenient off-road parking and access to the garage.

OUTSIDE

To the front of the property, a central pathway leads to the entrance, flanked by open lawned gardens on either side, beautifully enhanced with a variety of colourful shrubs, plants and established planting, creating an attractive first impression.

To the side of the property, a lawned pathway provides access around to the rear garden, with a gated entrance leading through to the static caravan.

The beautifully landscaped rear garden has been thoughtfully designed across several levels to create a variety of outdoor spaces to enjoy throughout the day. A sunny, walled courtyard provides the perfect setting for al fresco dining, surrounded by colourful shrubs and plants, with gated side access. A private area offers an ideal spot for a hot tub, while steps lead to a raised garden with a combination of lawn, gravel and patio seating areas, together with a useful storage shed. A further raised patio enjoys a covered seating area with a swing and space for a log store, before additional steps lead to a productive vegetable garden with greenhouse and powered workshop. At the top of the garden, a raised decked terrace provides the perfect place for outdoor dining whilst taking in the delightful open views, with access through to the caravan

STATIC CARAVAN

The caravan, measuring approximately 28ft, is a fully serviced six-berth unit and provides excellent additional accommodation for visiting family and friends. Connected to mains electricity and drainage, with gas supplied via Calor gas bottles, it offers comfortable and self-contained living space comprising a lounge, kitchenette with dining area, two bedrooms and a walk-in shower room. A fantastic addition to the property, it provides versatile overflow guest accommodation or could be used as a relaxing retreat within the grounds.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - D

ENERGY PERFORMANCE CERTIFICATE - RATED E



Patio



Seating Area



Raised Area



Static Caravan



Rear Garden

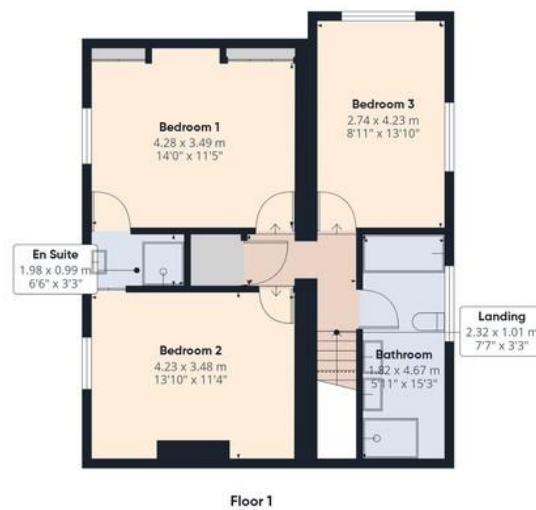


Rear Elevation



Buckton Pond

The digitally calculated floor area is 161 sq m (1,733 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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Approximate total area^(b)160.8 m²1732 ft²

Reduced headroom

1 m²11 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS



Wind Turbine

74 Main Street, Buckton

Manor Farm

White House Farm

Grange Holme Farm

Earthworks

Grange Farm

Buckton

Hall



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