



## Cameron Court, North Marine Road, Flamborough, YO15 1LF

Offers Over £450,000



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### The property:

Cameron Court is a charming Bed and Breakfast situated on North Marine Road in the picturesque village of Flamborough. This traditionally built, spacious detached property boasts excellent road frontage, making it easily accessible for visitors. It is ideally located just half a mile from the stunning North Landing Bay, which is preceded by the scenic Thornwick Bay, offering breathtaking coastal views and opportunities for leisurely walks.

The property is conveniently positioned only 500 yards from the village centre, where one can find a selection of local inns, shops, and the Village Green, perfect for enjoying the community atmosphere. Cameron Court features accommodation spread across two main floors, with an additional staircase leading to a cosy attic bedroom, providing ample space for guests.

### Public area:

This property welcomes you with a main front entrance that leads into a warm and inviting reception area, setting the tone for a pleasant stay.

As you proceed through the hallway, you will discover a front-facing breakfast room offers a lovely space for guests to enjoy their morning meals while taking in the views of the surrounding area.

Additionally, the ground floor is equipped with convenient toilet facilities, ensuring comfort and accessibility for all visitors.

### Service area:

This property boasts a well-equipped commercial kitchen, ideal for catering to guests and ensuring a seamless dining experience. The inclusion of a refrigeration room adds to the convenience, allowing for efficient food storage.

Also a galley office area, perfect for managing operations and keeping everything organised. The utility room provides additional practicality, making daily tasks more manageable. The rear conservatory, which not only serves as a laundry space but also offers picturesque views of the beautifully maintained rear gardens.

### Letting rooms:

This property boasts nine beautifully appointed rooms, comprising six double rooms and three twin-bedded rooms, each offering views over the picturesque fields that lie behind the property.

Every room is designed with comfort in mind, featuring en-suite facilities, televisions and tea/coffee making facilities.

In addition to the guest rooms, the property includes a self-catering cabin, perfect for those seeking a more independent stay.

This cabin is equipped with a cosy double bed, a comfortable settee, and a kitchenette, providing guests with the flexibility to prepare their own meals while enjoying the serene surroundings.

### Owners accommodation:

A generously sized front lounge that seamlessly integrates with a dining area, conveniently located on the ground floor.

The owners' en suite bedroom is thoughtfully positioned at the rear of the property, ensuring privacy. This spacious double bedroom is complemented by an en suite bathroom. Additionally, a rear sitting room and conservatory with hot tub area that offers a peaceful retreat for the owners.

### Services:

The property has mains gas, electric, water and drainage.

Gas fired central heating boiler.

Central heating and domestic hot water supply.

### Business:

The property enjoys a prime location, attracting a diverse clientele throughout the year, from avid bird watchers and enthusiastic walkers to golfers and water sport lovers.

Flamborough is renowned for its stunning natural beauty, making it a perfect destination for traditional British seaside holidaymakers.

The surrounding area boasts an array of facilities and attractions, ensuring that guests have plenty to explore and enjoy during their stay. Whether it is the breathtaking cliffs, tranquil beaches, or the rich local wildlife, there is something to captivate every visitor.

### Room rates:

Double/Twin for two people from £85.00 per night.

Single occupancy from £65.00 per night.

Cabin Double for two people from £90.00 per night

### The outside area:

Block paved parking area, complete with an in/out driveway for ease of access. The convenience continues with a detached double garage, providing ample space for vehicles or additional storage. The rear of the property features a lovely lawn garden that overlooks picturesque open countryside, creating a serene backdrop for guests to enjoy. Additional parking is available, ensuring that both guests and residents have sufficient space.

### Notes:

The property has CCTV and a burglar alarm installed.

Further details can be viewed on:

<https://www.cameroncourtbandb.co.uk/>

### 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



Floor Plan

**Ground Floor**

**Floor 1**

**Approximate total area<sup>(1)</sup>**  
3491 ft<sup>2</sup>  
324.6 m<sup>2</sup>

**Reduced headroom**  
51 ft<sup>2</sup>  
4.8 m<sup>2</sup>

**Floor 2**

(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.

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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.

Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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