



Brannans Barn, Sands Lane  
Barmston  
YO25 8PG

ASKING PRICE OF

**£124,995**

**1 Bedroom End Terraced Bungalow**



Open Plan Lounge/Dining/Kitchen



1



1



1



Allocated  
Parking



Gas Central Heating

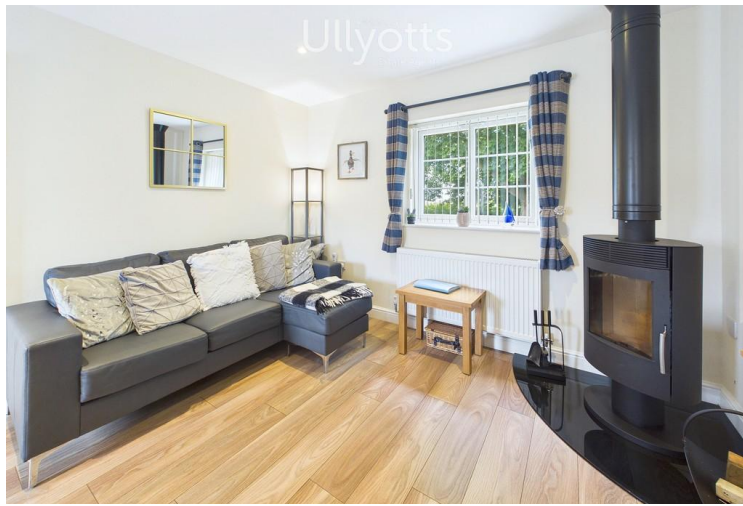
## Sands Lane, Barmston, YO25 8PG

Offered to the market with no onward chain, this charming holiday cottage presents an excellent opportunity for both personal enjoyment and investment. Set within a private courtyard in the picturesque coastal village of Barmston, just six miles south of Bridlington, the beautifully presented property features an open-plan lounge, dining and kitchen area, a double bedroom and a modern shower room. Combining character with contemporary style, it offers a welcoming retreat in an ideal location for exploring the Yorkshire coast and Wolds.

Situated on the picturesque East Yorkshire coast, Barmston is a charming village offering a peaceful lifestyle with the benefit of beautiful sandy beaches,

scenic countryside walks and a welcoming community. Ideally located between Bridlington and Hornsea, the village provides easy access to a range of local amenities, schools and leisure facilities, making it an excellent choice for families, retirees and those seeking a tranquil coastal retreat. With its blend of rural charm and seaside appeal, Barmston is a wonderful place to call home.

Bridlington is the nearest town approximately 6 miles away easily accessible via car or bus route.



Lounge Area



Kitchen Area



Dining Area



Log Burner

## Accommodation

### ENTRANCE

Access to the property is via an attractive stable-style composite entrance door with a fitted integral blind, opening directly into the open-plan kitchen area and creating a warm and welcoming first impression.

### OPEN PLAN LOUNGE/DINING/KITCHEN

16' 1" x 11' 3" (4.91m x 3.43m)

The open-plan living space incorporates an attractive cream 'shaker' style kitchen, fitted with a range of wall and base units complemented by wood effect worktops. Integrated appliances include an electric oven, gas hob with extractor fan, stainless steel sink and drainer, under-counter fridge. The living area is finished with wood-effect laminate flooring and benefits from a double-glazed window and a radiator. A modern log burner provides an impressive focal point, adding both warmth and character to this welcoming and comfortable space.

### BEDROOM

10' 10" x 8' 6" (3.31m x 2.61m)

The beautifully presented bedroom is finished with attractive wood-effect laminate flooring and benefits from a front-facing window allowing plenty of natural light. Further features include inset spotlights, a loft access hatch and a useful built-in storage cupboard housing the gas central heating boiler.

### SHOWER ROOM

5' 5" x 4' 10" (1.66m x 1.49m)

The modern shower room is well appointed and comprises a corner shower enclosure with a thermostatic shower, a vanity unit incorporating a wash hand basin and WC, and stylish wet wall surrounds. Further features include tiled-effect vinyl flooring, a heated towel radiator and an extractor fan



Bedroom



Bedroom



Shower Room



Rear Of The Property

### CENTRAL HEATING

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

### DOUBLE GLAZING

UPVC double glazing throughout.

### PARKING

Parking Space Number 2 is allocated for this property.

### OUTSIDE

The attractive communal patio area provides a delightful place to sit and unwind, whether enjoying a morning coffee, al fresco dining or simply relaxing in the peaceful surroundings of this charming courtyard setting.

### 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 - DELETED

Registered holiday let Current rateable value (1 April 2026 to present)  
£1,500

### ENERGY PERFORMANCE CERTIFICATE - RATED D



**View From Front Of Property**

**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.

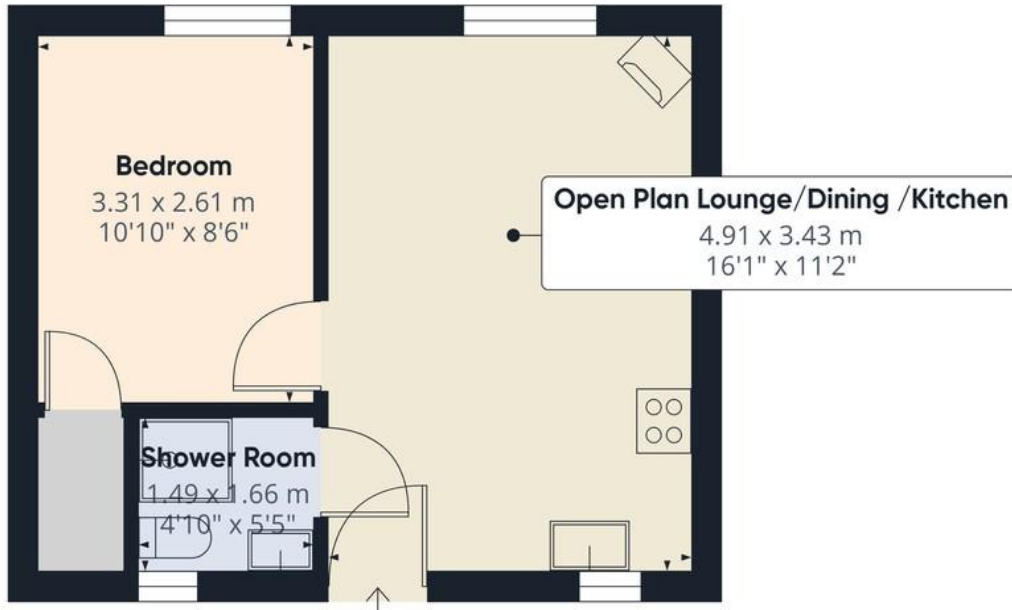
Floor plans are for illustrative purposes only.

**VIEWING**

Strictly by appointment with Ulllyotts 01262 401401  
- Option 1.

Regulated by RICS

The digitally calculated floor area is 29 sq m (316 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area<sup>(1)</sup>  
29.4 m<sup>2</sup>  
317 ft<sup>2</sup>

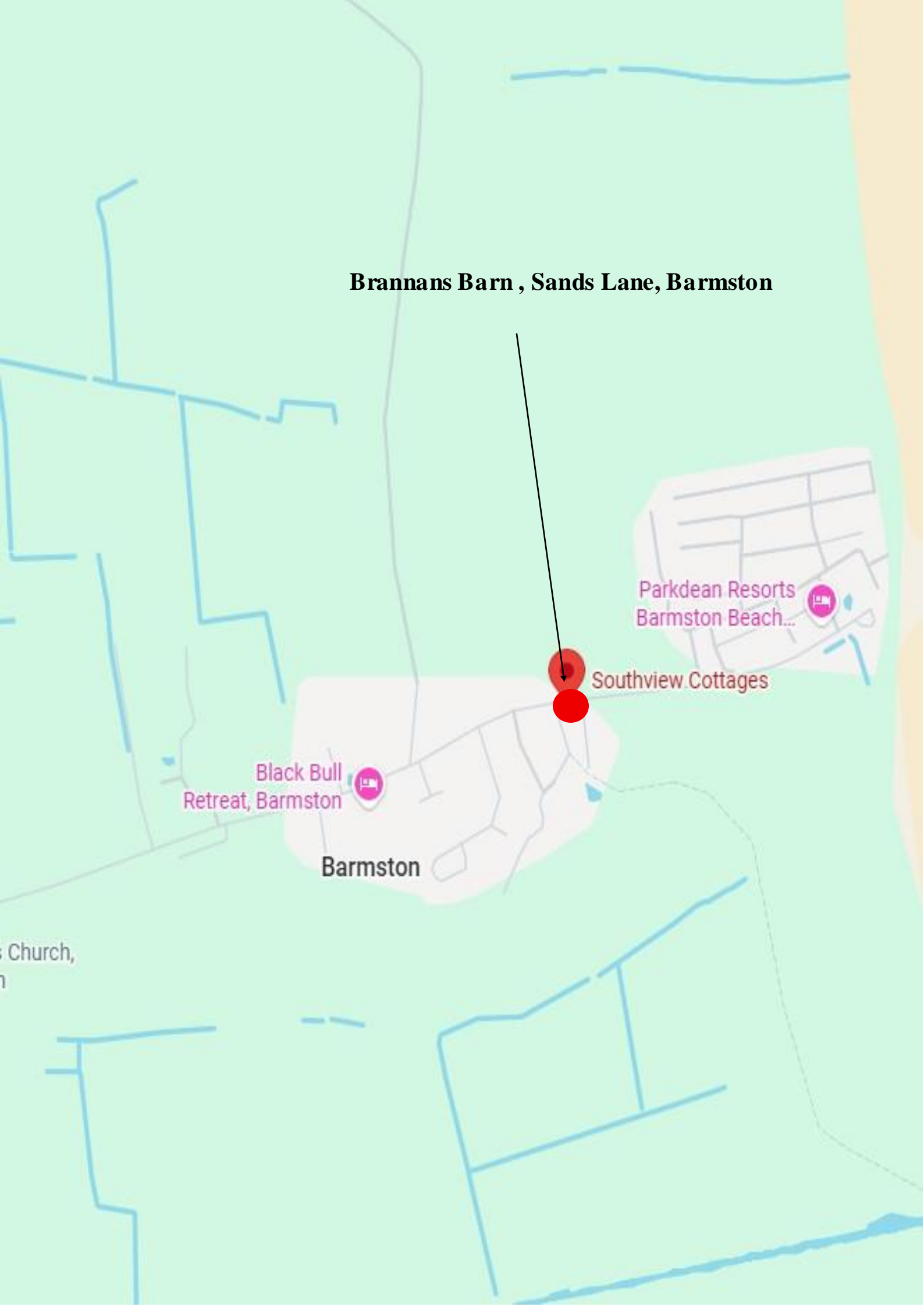
(1) Excluding balconies and terraces

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

GIRAFFE360



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