



## Bempton Lane, Flamborough, YO15 1PS

- Beautiful Cottage That is Exclusively For Over 55's
- Modern Kitchen With Island
- French Doors To Patio Seating Area
- Communal Gardens
- Located In Sought-After Village Of Flamborough
- Open-Plan Dining Area
- Family Bathroom Upstairs
- Close To Local Amenities

**Offers In The Region Of £210,000**



# Cowslip Cottage, Bempton Lane, Flamborough, YO15 1PS

## DESCRIPTION

Find this beautiful property in the charming coastal village of Flamborough, this delightful property on Bempton Lane is exclusively available for those aged 55 and over, offering a serene and inviting living experience. As you step inside, you are welcomed by a spacious hallway, providing an ideal space for storing shoes and coats after your outdoor adventures.

To the right, you will find a convenient separate downstairs w/c, ensuring practicality for both residents and guests. The heart of the home is a modern kitchen, thoughtfully designed and is perfect for entertaining family and friends. This open-plan kitchen seamlessly connects to a generous dining area, making it a wonderful space for shared meals and gatherings.

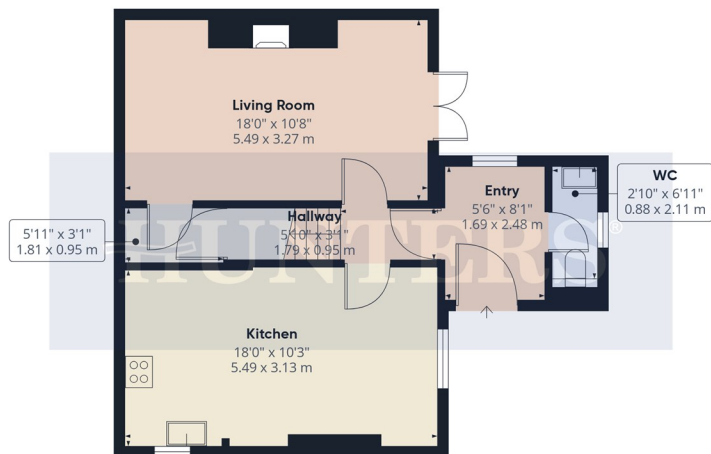
The ground floor is further enhanced by a spacious lounge, which features elegant French doors that open out onto a yard area. There is then a communal garden with a lawn, mature trees and a patio area allowing for a seamless blend of indoor and outdoor living. This space is perfect for enjoying the fresh coastal air.

Ascending the staircase to the first floor, you will discover two well-proportioned double bedrooms, providing ample space for relaxation and rest. Additionally, there is a third smaller bedroom that could serve as an office or study, catering to your personal needs. Completing this floor is a family bathroom, designed for comfort and convenience.

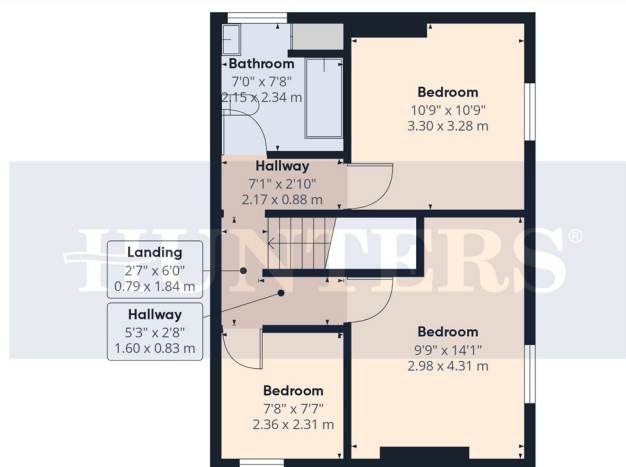
This property not only offers a beautiful home but also a wonderful lifestyle in a sought-after area. It has 2 designated car parking spaces. Close to modern amenities and offering inviting living spaces, it is an ideal choice for those looking to enjoy a peaceful yet vibrant coastal community. The property is also within easy reach of Flamborough's pubs, cafés, and scenic coastal walks. Schedule a viewing today!







Ground Floor



Floor 1

### Viewings

Please contact [bridlington@hunters.com](mailto: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.

HUNTERS

Approximate total area<sup>(1)</sup>

893 ft<sup>2</sup>  
83.1 m<sup>2</sup>

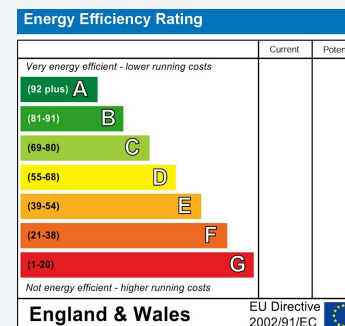
(1) Excluding balconies and terraces

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

GIRAFFE360

## 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.