



April Cottage, 3 Dunns Croft
Flamborough
YO15 1PZ

OFFERS OVER

£290,000

3 Bedroom Cottage

• Est. 1891 •
Ulllyotts
Estate Agents

01262 401401



Lounge/Dining Area



3



1



1



Off Road
Parking



Gas Central Heating

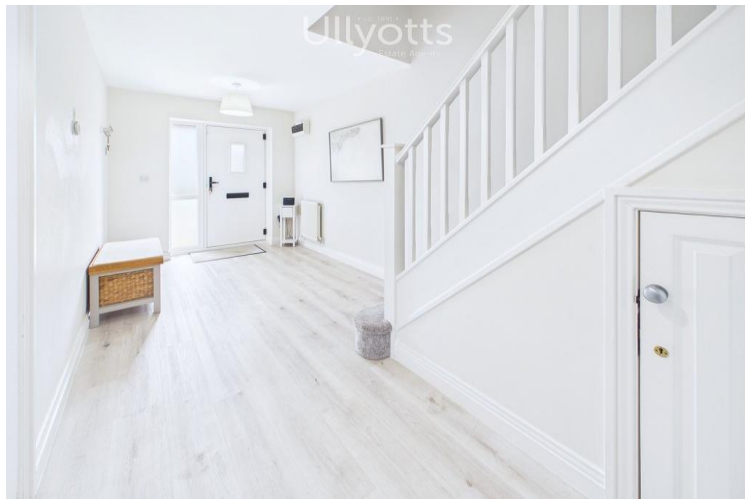
April Cottage, 3 Dunnscroft, Flamborough, YO15 1PZ

Situated on the edge of the popular coastal village of Flamborough, this attractive three-bedroom cottage was built by the award-winning Kemp Developments and offers beautifully presented and versatile accommodation arranged over two floors. Currently operating as a successful holiday let, the property would equally make a fabulous permanent family home, combining a spacious entrance hall with useful ground floor WC, a superb open-plan lounge and dining space and a modern fitted kitchen. To the first floor are three well-proportioned bedrooms together with a family bathroom. Outside, the property benefits from two allocated parking spaces, whilst to the rear is a paved patio and small garden area providing an ideal space for outdoor seating and entertaining. A particularly appealing property offering excellent flexibility as either a ready-made holiday investment or a comfortable coastal home.

****Flamborough**** is a picturesque coastal village with a population of approximately 2,100, according to the 2021 Census. The village offers a charming mix of traditional cottages, modern homes and character properties, with some

enjoying sea views and many within easy reach of the dramatic coastline and iconic Flamborough Lighthouse. A range of everyday amenities can be found within the village, including a Co-op food store, public houses, cafés and local shops, whilst the nearby Danes Dyke Nature Reserve and Bridlington Links Golf Course provide excellent opportunities for walking, recreation and enjoying the surrounding countryside.

Just a short drive away, Bridlington is a popular seaside town offering an excellent range of amenities, leisure facilities and attractions. Its award-winning sandy beaches, bustling promenade and historic harbour provide a wonderful coastal setting, with boat trips, cafés, restaurants and a variety of shops all adding to its appeal. Families are well catered for with a leisure centre, Bridlington Spa and nearby Sewerby Hall and Gardens, while the spectacular coastline of Flamborough Head is also close at hand. Bridlington offers an appealing combination of traditional seaside charm, beautiful coastline and modern amenities, making it a popular place to both visit and call home.



Entrance Hall



Lounge



Lounge/Dining Area



Dining Area

Accommodation

ENTRANCE HALL

16' 4" x 7' 4" (5.00m x 2.25m)

The property is entered via a Solidor composite door with a glazed side panel, allowing natural light into the welcoming entrance hall. The spacious hall provides useful space for coat hanging and shoe storage, with stairs rising to the first-floor landing and doors leading to the ground floor WC and dining area. The hall is finished with attractive pale grey wood-effect luxury vinyl tile flooring, which continues throughout the ground floor.

LOUNGE/DINING AREA

22' 11" x 9' 10" (6.99m x 3.00m)

The L-shaped lounge/Dining Area is a light and airy and versatile space, with a window to the side elevation and a glazed door providing direct access to the rear patio. The lounge area is complemented by a radiator and flows seamlessly into the dining area, which offers a further side window, additional natural light from Velux windows above and ample space for a family dining table. Sliding double doors provide access into the modern kitchen, allowing the space to be opened up to create a sociable open-plan feel or closed off when required, making this an ideal area for both everyday living and entertaining.

KITCHEN

13' 0" x 9' 10" (3.97m x 3.02m)

The kitchen is fitted with a range of cream shaker-style wall, base and drawer units with wood-effect worktops over and tiled splashbacks. A triple-glazed window to the front elevation, together with a further side window and inset spotlighting, provides plenty of natural and practical lighting. The stainless steel sink and drainer with mixer tap over is positioned beneath the front-facing window. Fitted appliances include a housed gas central heating boiler, electric oven with gas hob and extractor fan, integrated fridge freezer and dishwasher, with space for a further under-counter appliance. A radiator completes the room.

WC

7' 4" x 2' 9" (2.24m x 0.86m)

The convenient ground floor cloakroom offers a wash hand basin with a tiled splashback, WC, radiator and an extractor fan.

FIRST FLOOR LANDING

14' 5" x 2' 10" (4.40m x 0.87m)

The first-floor galleried landing overlooks the dining area below, creating a lovely sense of openness and benefiting from two Velux windows above, which flood the space with natural light. Access to all bedrooms and the family bathroom.



Kitchen



Landing



Bedroom 1



Bedroom 2

BEDROOM 1

17' 8" x 13' 3" (5.41m x 4.06m)

The exceptionally spacious master bedroom is a fantastic feature of the property, offering an abundance of space for a large bedroom suite together with additional room for a sofa or seating area, creating a comfortable and versatile retreat. A triple-glazed window to the front elevation provides excellent natural light and partial scenic views, whilst a radiator completes the room. This is a truly impressive principal bedroom with ample space to accommodate a range of furniture and furnishings.

BEDROOM 2

12' 5" x 8' 8" (3.80m x 2.66m)

The second bedroom is also a well-proportioned double room, featuring a sliding sash window to the rear elevation providing plenty of natural light, together with a radiator.

BEDROOM 3

12' 5" x 8' 9" (3.79m x 2.67m)

The third bedroom is again a well-proportioned double room, enjoying a sliding sash window to the rear, together with a radiator.

BATHROOM

6' 4" x 6' 2" (1.95m x 1.90m)

The family bathroom is a well-appointed space, finished with pale grey wood-effect vinyl tile flooring which complements the flooring throughout the ground floor. The suite comprises a panelled bath with marble-effect tiled surround and shower attachment, wash hand basin with wall-mounted LED mirror above and WC. A heated towel ladder and extractor fan complete the room.

CENTRAL HEATING

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

DOUBLE GLAZING

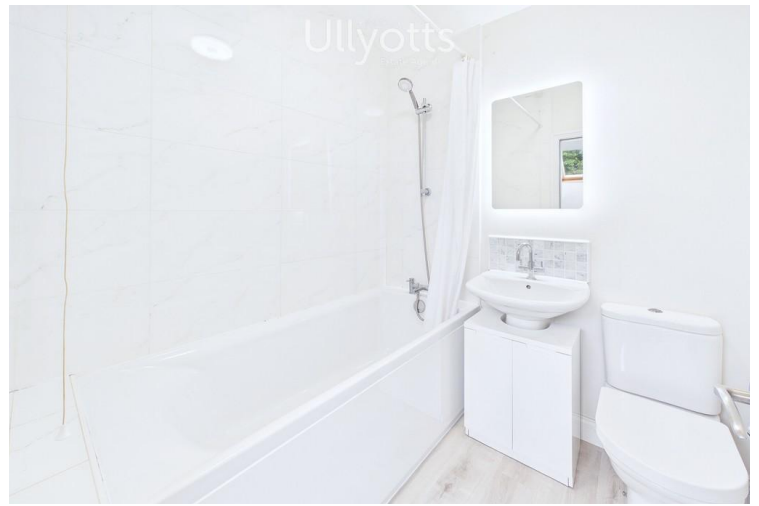
UPVC double glazing throughout.

PARKING

To the rear of the property, there are two allocated parking spaces, providing convenient off-road parking for residents and guests.



Bedroom 3



Bathroom



Outside Space



Garden Area

OUTSIDE

To the front, the property is set back from the road behind a hedged frontage, with a paved pathway leading to the main entrance and a gravelled front garden area providing an attractive low-maintenance approach.

To the rear, the property benefits from two allocated parking spaces together with a small lawned area, ideal for a picnic bench or garden seating. Steps lead down to a paved patio, offering further space for outdoor seating or dining, along with a useful store providing practical storage for garden belongings.

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 - HOLIDAY LET

Current rateable value (1 April 2026 to present)
£3,600

ENERGY PERFORMANCE CERTIFICATE - RATED C

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.

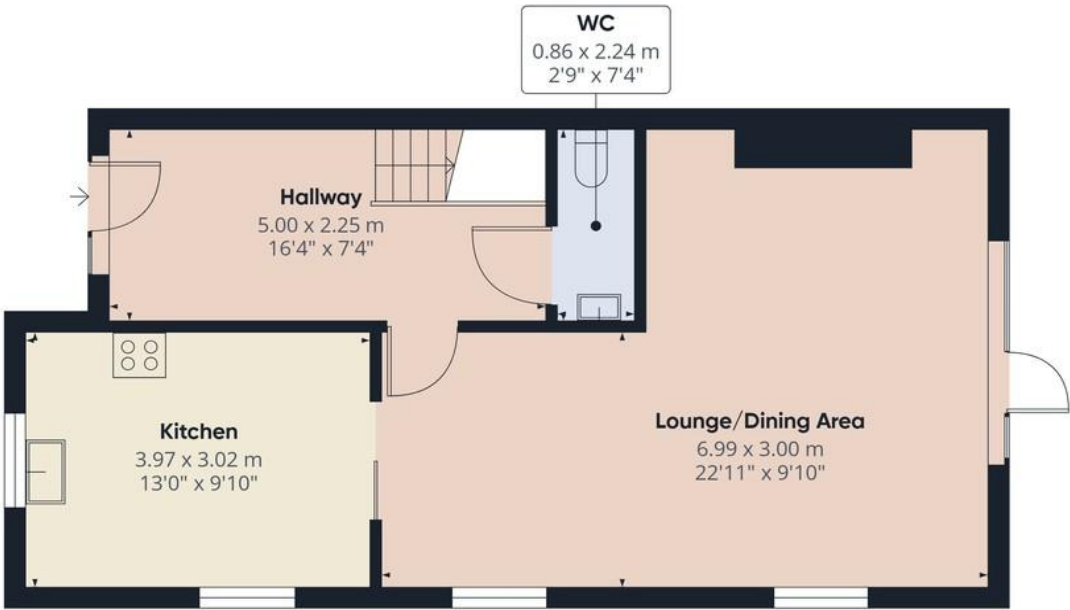
Floor plans are for illustrative purposes only.

VIEWING

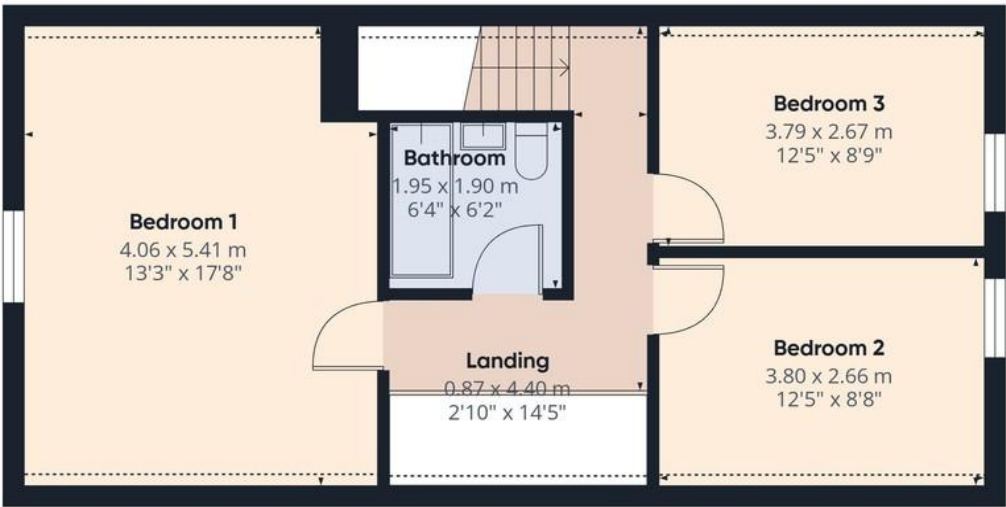
Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 119 sq m (1,281 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1





Flamborough

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▪ Est. 1891 ▪
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