



Derby House, 87 High Street, Bempton, Bridlington, East Yorkshire, YO15 1HP

BEAUTIFUL FAMILY HOME WITH HOLIDAY COTTAGES IN BEMPTON



Welcome to Derby House, a stunning family home with generous gardens in the charming coastal village of Bempton, near Bridlington. The property includes meticulously converted outbuildings providing two successful Holiday Cottages and a comfortable home office. This home has been modernised to an impressive standard, offering a perfect blend of character and contemporary comfort.

From the Agent's Perspective

Derby House is an exceptional family home set within a lovely garden plot. Located in the picturesque village of Bempton, this property has undergone significant renovations, resulting in a high standard of finish. The main house spans over 1700 SQFT and features two spacious reception rooms, each with log burning stoves and garden access. The farmhouse-style kitchen is perfect for social dining, complete with quality fixtures and appliances. The entrance hall includes a guest cloakroom and a useful Utility/Boot room.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom has a versatile walk-in dressing room or nursery and an en-suite shower room. The other bedrooms are served by a generous house bathroom.

The outbuildings have been converted into two beautifully styled one-bedroom Holiday Cottages, known as 'Seabird Lodges'. These cottages have an excellent track record of occupancy and income. The attached office space includes a kitchenette and WC, providing a comfortable environment for working from home. Additionally, there is a generous garage space.

The gardens are beautifully landscaped, with formal garden areas for the main house and an open nature garden for the lodges. There are various seating areas, storage sheds, and a gazebo with a hot tub.





From the Client's Perspective

I am delighted to share how wonderful our modernised former farmhouse and two exceptional Holiday Cottages are. Located in a superb village, our property offers the perfect blend of modern comfort and rural charm. The farmhouse has been transformed into a spacious, inviting, and stylish home with all the amenities needed for a comfortable country lifestyle. The large garden provides ample space for outdoor activities, gardening, or simply relaxing in the hot tub.

The two Holiday Cottages are truly exceptional. Each is meticulously designed and furnished to provide a welcoming stay for guests. They have proven to be an excellent source of income, making them a valuable addition to our property. Their modern amenities and charming character make them highly sought after by visitors.



The village itself is wonderful, with amenities such as a pub, post office, and shop. Its proximity to spectacular cliffs, teeming with wildlife, adds to the appeal. The breathtaking views and rich wildlife create an enchanting atmosphere, ideal for birders, nature lovers, and outdoor enthusiasts.

Overall, our property is a harmonious blend of comfort, beauty, and income potential. Whether enjoying rural life, generating income from the cottages, or exploring the nearby cliffs, our home offers a fulfilling lifestyle.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!





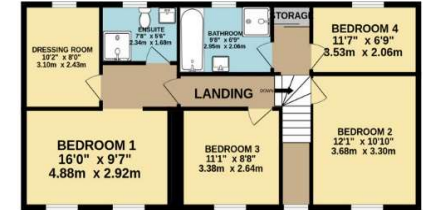
COTTAGES AND OFFICES
1249 sq.ft. (116.0 sq.m.) approx.



GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
792 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 2814 sq.ft. (261.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

