



## Hunmanby Road, Burton Fleming, Drifffield, YO25

**£475,000**

None

**Tenure:** Freehold, **Bedrooms:** 3

A rare opportunity to acquire a stunning and extensive property with substantial gardens, a holiday let, a number of outbuildings and a boat. This unique property is located in a much sought after village location surrounded by open countryside and a viewing is recommended to appreciate the full extent.

## Key features:

- Three double bedrooms in main house
- Further two bedroom holiday let
- Substantial land
- Rural setting
- two reception rooms
- Outbuildings
- Enclosed garden areas
- Substantial off street parking
- Solar panels
- Sought after location

## Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band A (£1199.08 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Off Street Parking



A rare opportunity to acquire a stunning and extensive property with substantial gardens, a holiday let, a number of outbuildings a static caravan and possible building plot, STP. The farm house was totally rebuilt just 2 years ago and offers 3 double bedrooms and the attached barns present an opportunity to extend or add further holiday lets etc. To the rear of the property is a large detached 2 storey converted barn. To the top floor is a 2 bedroom cottage which is used currently as a holiday let and on the ground floor is a substantial workshop store. There are currently 5 existing buildings which in our opinion would make great holiday lets subject to the usual planning. The field to the front of the property could easily be used as a building plot or even a glamping site again subject to the usual planning. The opportunities with this property are endless and it needs to be viewed to be appreciated.

The main house boasts three good sized double bedrooms, well proportioned kitchen, large dining room with wood burning fireplace and living room with a vaulted ceiling and exposed beams. Externally, there is a large rear

wood burning fireplace and living room with a vaulted ceiling and exposed beams. Externally, there is a large rear garden with a number of outbuilding and two workshops, a large static caravan providing further accommodation and a further enclosed garden area to the side. The property also benefits from fitted solar panels generating £50 per week in energy. Also, there was previous planning for a one bedroom dwelling that could be extended into the barn which has just expired.

The fantastic two bedroom holiday let that is on the grounds includes a kitchen area, living room and well appointed bathroom which lets all year round generating up to £2300 per calendar month in peak season.

Burton Fleming is a traditional village set within the attractive countryside of Yorkshire Wolds. The village is within easy reach of three nearby coastal towns, namely Bridlington (7 miles), Filey (7 miles) and Scarborough (12 miles), where there are an excellent range of local amenities. Burton Fleming benefits from a public house, 12th Century church and the neighbouring village of Hunmanby (around 4 miles away) has a range of shops and railway station on the Hull to Scarborough line.

The accommodation comprises:

Living Room 5.16m (16'11") x 3.50m (11'6")

Double glazed window to rear, double glazed window to front, telephone point, TV point, feature exposed beams, stable doors to garden, electric heater.

Dining Room 5.18m (17') x 2.00m (6'7")

Double glazed window to front, wood burning stove with glass door in chimney, storage cupboard, open plan to Living Room, part glazed entrance door, electric heater.

Bedroom 5.16m (16'11") x 3.96m (13')

Double glazed window to rear, double glazed window to front, electric heater.

Kitchen 5.16m (16'11") x 2.60m (8'7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, fitted electric oven, built-in four ring electric hob with extractor hood over, double glazed window to front, double glazed window to rear, electric heater.

First Floor

Landing

Two double glazed windows to rear, electric heater.

Bedroom 5.31m (17'5") x 2.60m (8'7")

Double glazed window to rear, double glazed window to front, storage cupboard, TV point, electric heater.

Bedroom 4.19m (13'9") x 1.85m (6'1")

Double glazed window to rear, double glazed window to front, electric heater.

Bathroom

Fitted with three piece suite comprising panelled bath with independent electric shower over and mixer tap, pedestal wash hand basin with mixer tap and low-level WC, full height tiling to all walls, obscure double glazed window to front, heated towel rail.

Floor plan:



Total area: approx. 124.0 sq. metres (1334.8 sq. feet)

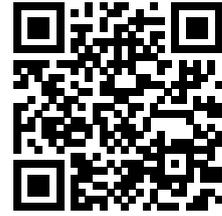
Energy Performance Certificate:

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	100
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	51
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact Rating	
	Potential
Very environmentally friendly - lower CO2 emissions	69
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	54
Not environmentally friendly - higher CO2 emissions	
England & Wales EU Directive 2002/91/EC	

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