



BELT
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"Butlers" Butlers Lane, Flamborough, YO15 1PJ

Price Guide £425,000



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A rare opportunity to acquire a detached, period cottage located in a prime residential location behind the historic church and approx 200 yards from access to glorious cliff top walks. Also convenient for access to local shops, supermarket, library, recreation ground etc. The cottage has undergone a full refurbishment in recent years.

The property comprises: Ground floor: spacious lounge, modern open plan kitchen into sun lounge with sky lantern, utility and bathroom. First floor: three double bedrooms and modern bathroom. Extensive grounds with formal established gardens, trees etc. Large enclosed double car port, store, greenhouse, outbuilding etc. The property has road frontage to 3 sides of the grounds which may provide further residential development subject to usual planning consents etc if required.

Entrance:

Composite door into inner hall, wood panelling, tiled floor, modern wall mounted radiator and upvc double glazed french doors onto the garden.

Utility:

10'10" x 9'10" (3.31m x 3.00m)

Fitted with modern base units, sink unit, plumbing for washing machine, built in storage cupboard, tiled floor, upvc double glazed sash window and modern column radiator.

Cloakroom:

7'6" x 3'2" (2.29m x 0.99m)

Gas combi boiler, tiled floor, modern column radiator and upvc double glazed sash window.

Bathroom:

8'6" x 6'2" (2.61m x 1.88m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Tiled floor, modern wall mounted column radiator and upvc double glazed sash window.

Kitchen:

9'10" x 9'3" (3.01m x 2.84m)

Fitted with a range of modern base units, sink unit, electric oven, induction hob with extractor over. Integrated fridge, dishwasher and modern wall mounted column radiator. Archway into:

Sun lounge:

15'8" x 10'3" (4.80m x 3.14m)

A west facing, feature room overlooking rear grounds. upvc double glazed windows, sky lantern, two modern column radiators and upvc double glazed french doors onto the garden.

Lounge:

21'1" x 11'2" (6.44m x 3.41m)

A double aspect room, wood burning stove, two upvc double glazed sash windows and two modern column radiators.

First floor:

landing leads to:

Bedroom one:

12'3" x 10'9" (3.75m x 3.30m)

A rear facing double room, built in storage cupboard, feature period fireplace, upvc double glazed sash window and modern column radiator.

Bedroom two:

12'2" x 10'9" (3.72m x 3.30m)

A rear facing double room, upvc double glazed sash window and modern column radiator.

Bedroom three:

11'10" x 10'10" (3.61m x 3.32m)

A front facing double room, built in storage cupboard, feature period fire place, upvc double glazed window and modern column radiator.

Bathroom:

11'6" x 8'8" (3.53m x 2.65m)

Comprises a modern suite, shower cubicle with plumbed in shower, free standing bath, wc and wash hand basin with vanity unit. Modern wall mounted column radiator, shaver socket and upvc double glazed sash window.

Grounds:

There are large gardens around the property with an orchard with apple, mulberry, cherry, plum and raspberry, plus mature trees. A vegetable plot and green house. To the west of the property is a private driveway with extensive parking, in addition to private access leading from the east (front facing) elevation. The grounds have an elevation to three separate roads and vehicle access already to 2 of them.

There could be the possibility of further residential development within the grounds subject to necessary consents being obtained if required.

Double detached car port:

20'5" x 19'8" (6.24m x 6.00m)

From the front elevation (Butlers Lane) is a private driveway leading to a substantial recently constructed enclosed car port.

Store:

15'7" x 9'11" (4.77m x 3.04)

Power, lighting and water point with belfast sink.

WC:

9'8" x 4'0" (2.95m x 1.24m)

useful exterior wc. and wash hand basin.

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.

Notes

Council Band D



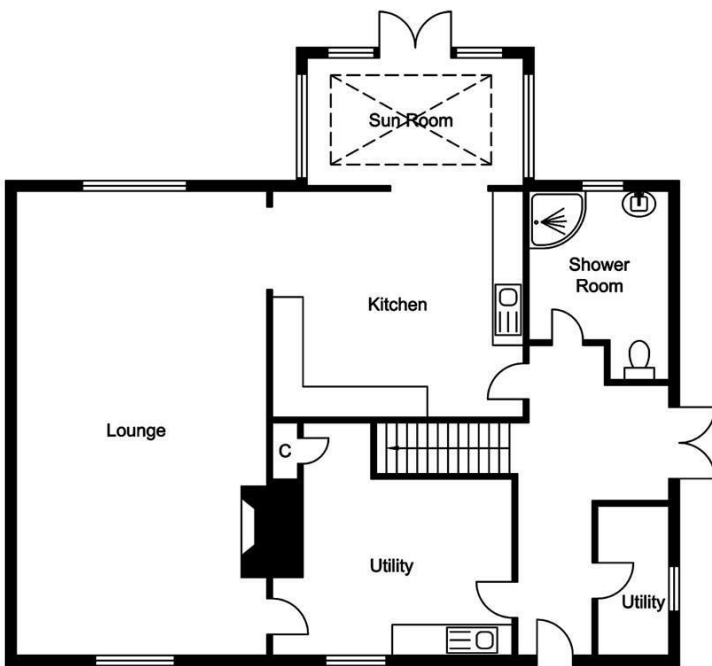
Road Map

Hybrid Map

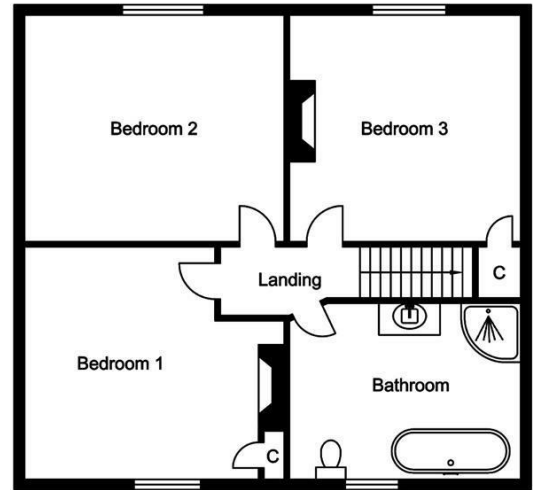
Terrain Map



Floor Plan



Ground Floor



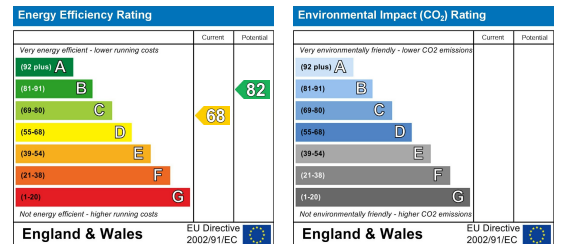
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

