



## Lambs Barn, Manor Fold, Buckton, YO15 1DH

**Price Guide £399,000**



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### Life style and photographs.

We have included within this brochure photo's of the surrounding area highlighting the facilities available close to this exclusive development.

Bempton and Buckton villages are located approx 3 miles North of Bridlington.

Literally across the road from our site is Buckton Pond and public bridleway that leads to Buckton Cliffs. Down the road from Buckton Gate you will come across the little art gallery and tea rooms and further down Main Street you literally reach the border of Buckton and Bempton. (approx 500 yards from the development). This border is right outside the recently built Bempton and Buckton Village hall which already hosts a variety of activities for all in the village. There is a small children's play area adjacent to the Hall. As you proceed further into Bempton, which is still a relatively small village there is a modern Junior School and Nursery, a delightful village pub with a little restaurant serving home cooking. The Village Church is across the road along with access to the Lane that meanders down to the village pond with seating area. Quarter of a mile up Newsham Hill is the old railway station that provides a good service for access to Bridlington and Hull in one direction and Scarborough and York in the other. At the other side of the village is Cliff Lane that leads up to the highly popular RSPB site with visitors guide centre and access to the magnificent 500ft high Bemton Cliffs that attracts visitors from all over the world

### Development:

Phase two of this small exclusive development consists of just two adjoining, new Barn style dwellings with the added advantage of large rear gardens.

Both properties as at January 2021 are well underway Plot 2 dwelling has approx 160 square metres.

### Ground Floor:

The property has access from the south, front facing elevation which leads into a reception hall, with cloakroom/w.c.. Staircase giving access to first floor accommodation.

### Living Kitchen:

A spacious room of approx 43 sq.metres. A spacious feature room with rear views over gardens as well as frontal views over the courtyard. The kitchen is fully fitted with oak work tops, Island with integrated cooker hob, further integrated washer/dryer and dish washer.

### Lounge/study:

room with views to front courtyard and rear gardens.

### Car parking:

There will be a designated private car parking area with room for 2 vehicles.

### First Floor:

landing area gives access to three double bedrooms each with own en- suite facility.



## Gardens:

To the rear elevation there will be a dwarf wall approx 3 metres from the property leading to a good sized turfed garden to rear fenced boundary.

## Notes:

The property will have a gas fired central heating system installed. Double glazed windows within hand made timber frames. Also hand made external doors. Underfloor heating to the ground floor.

The property will have a 6 year warranty from completion.

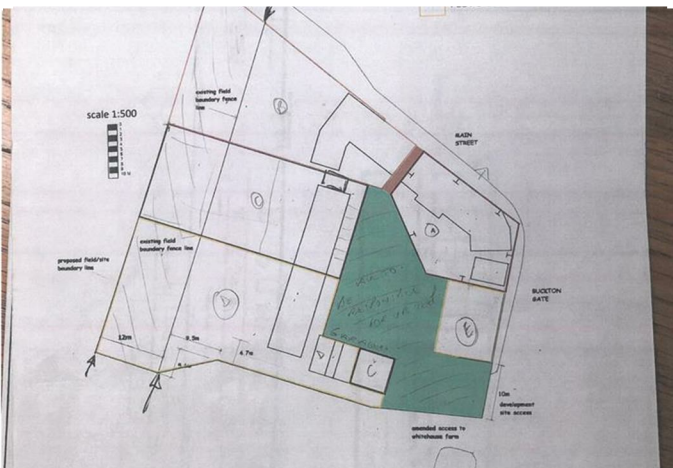
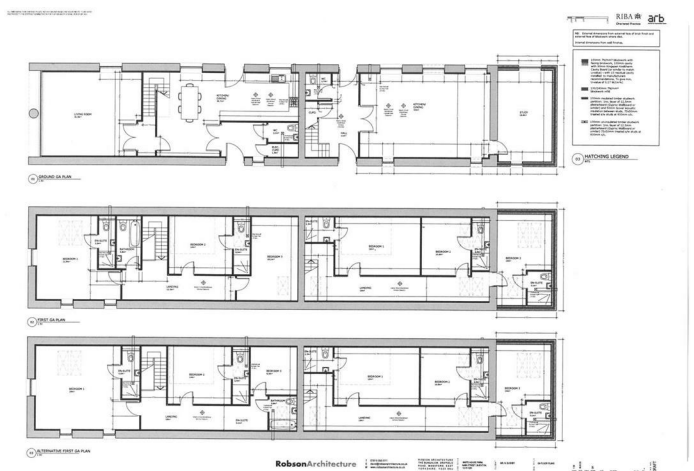
## purchase Procedure:

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.



Road Map

Hybrid Map

Terrain Map

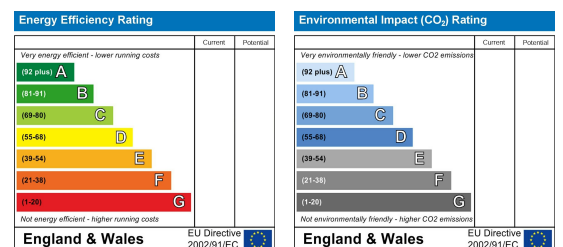


## Floor Plan

## 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.