



Beacon House Caravan Site, Crofts Hill, Flamborough, YO15

Price Guide £795,000



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Welcome to the village of Flamborough, Crofts Hill presents a unique opportunity to acquire a quality detached house, complemented by a well-established caravan and camping site.

The property is set in a picturesque rural and coastal setting, directly opposite the stunning Danes Dyke, offering breathtaking views. The property is just a short 15-minute stroll from the beach and cliffs, perfect for those who enjoy the great outdoors and coastal adventures.

In addition to the residential aspect, this property includes campsite, Frankie's self-contained holiday flat, four bunk accommodations at Beacon House, providing excellent self-catering options with shared kitchen and shower facilities. This successful holiday business not only enhances the property's appeal but also offers a wonderful work/life balance for potential owners.

This rare opportunity must be viewed to fully appreciate the potential it holds. If you are seeking a family home and an investment in a thriving holiday business, Crofts Hill is a remarkable find in a sought-after location.

Beacon House:

A three storey detached house comprising:

Entrance:

Front entrance from a raised balcony. Upvc double doors into inner porch. Door into inner hall, central heating radiator.

Lounge:

18'3" x 10'9" (5.57m x 3.30m)

A front facing room with open views, electric fire in a modern surround, upvc double glazed bay window, upvc double glazed oval window and central heating radiator.

Sitting room:

14'10" x 10'10" (4.53m x 3.32m)

A front facing room with open views, electric fire with marble inset and wood surround. Upvc double glazed bay window, upvc double glazed window and central heating radiator. This room could be used as bedroom four.

Bedroom:

11'8" x 10'11" (3.58m x 3.33m)

A side facing double room, wash hand basin, upvc double glazed window and central heating radiator.

Bedroom:

11'1" x 7'6" (3.38m x 2.31m)

A side facing double room, upvc double glazed window and central heating radiator.

Bathroom:

8'4" x 7'11" (2.56m x 2.43m)

Comprises a modern suite, bath, shower cubicle with electric shower, wc and wash hand basin. Wall panelling, extractor, two upvc double glazed windows and central heating radiator.

Kitchen/dining/living:

25'3" x 11'0" (7.72m x 3.36m)

An attractive open plan room with open views, fitted with a range of modern base and wall units, stainless steel sink unit, electric double oven and induction hob. Integrated fridge, freezer and microwave. Plumbing for dishwasher, gas combi boiler, sky lantern, five upvc double glazed windows and vertical radiator. Inset gas log effect burner with feature brick surround, open staircase with plate glass divide to banister to the upper floor and, open staircase with plate glass divide to banister to the lower ground floor. Upvc double glazed side door giving access to side balcony which in turn leads to the front forecourt.

Upper floor:

Bedroom:

14'10" x 13'1" (4.53m x 3.99m)

A front facing double room with open views, deep built in wardrobes, upvc double glazed window and central heating radiator.

Bathroom:

7'1" x 6'7" (2.18m x 2.01m)

Comprises a modern suite, bath, shower cubicle with electric shower, wc and wash hand basin. Full wall tiled, floor tiled, extractor and chrome ladder radiator.

Office:

6'3" x 4'9" (1.91m x 1.47m)

Velux window.

Lower ground floor:

Boot room:

9'9" x 7'4" (2.99m x 2.25m)

Upvc double glazed patio doors lead into the boot room, central heating radiator.

Cinema room:

20'0" x 10'11" (6.10m x 3.33m)

A side facing room, understairs storage cupboard, upvc double glazed and central heating radiator.

Utility:

15'7" x 12'5" (4.77m x 3.81m)

Plumbing for washing machine, upvc double glazed window.

Workshop:

28'8" x 5'10" (8.74m x 1.79m)

Power, lighting and built in storage cupboard.

Frankies Flat: Self contained

A ground floor apartment that is separate from the main dwelling currently operating as a successful holiday accommodation. Offered for sale with forward bookings, fully furnished and equipped.

Open plan kitchen/dining/living:

22'9" x 10'7" (6.94m x 3.23m)

An open plan room, kitchen fitted with range of base units, stainless steel one and a half sink unit, gas boiler, plumbing for washing machine, electric cooker, three upvc double glazed windows and central heating radiator.

Bedroom:

12'6" x 10'5" (3.83m x 3.20m)

A front facing double room, upvc double glazed window and central heating radiator.

Bathroom:

11'1" x 4'3" (3.39m x 1.30m)

Comprises bath with shower attachment, wc, wash hand basin, part wall tiled, extractor, built in storage cupboard and chrome ladder radiator.

Exterior:

Private courtyard for the main house.

Beacon House Bunks: Self catering accommodation:

Purpose built bunk house with four twin bedrooms. Guests share the fully equipped kitchen and two shower rooms. Operating since 2023, the bunk house successfully offers a simple accommodation unique to the area.

Beacon House Campsite:

Operating as a members only CS site certified by the Camping and caravanning club. Beautifully well maintained grounds, comprising six hard standing pitches, three grass pitches. All with electric hook up points. Private toilet/shower room for the use of the

campsite guests. Large wooden garage currently used as campsite office and storage for equipment. Very popular adults only touring site with countless returning guests. Offered for sale with all equipment and forward bookings.

Notes:

Council tax band C

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

Ground Floor Building 1

Floor 3 Building 1

Floor 4 Building 1

Ground Floor Building 2

Ground Floor Building 3

Ground Floor Building 4

Approximate total area⁽¹⁾
3174 ft²
294.9 m²

Reduced headroom
74 ft²
6.8 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

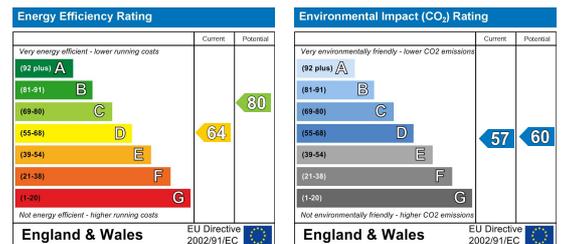
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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



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