



## Owl Cottage, North Moor Farm Cottages St. David Lane,

Price Guide £160,000





# Owl Cottage, North Moor Farm Cottages St. David

Flamborough Bridlington, YO15 1BE

## Price Guide £160,000



### CONTENTS INCLUDED - READY TO USE HOLIDAY LET

- A deceptively spacious three bedroom renovated barn located in the village of Flamborough. Situated at the end of St Davids Lane close to north landing bay and glorious cliff top walks. The property is being sold to a holiday let restriction that does not permit permanent occupation of the dwelling. An ideal investment property/weekend retreat. The property comprises: Ground floor: lounge/diner, modern kitchen, bedroom and modern bathroom. First floor: two further bedrooms and modern bathroom. Exterior: paved patio area and two allocated car parking spaces plus visitors spaces. Double glazing, under floor heating to the ground floor and gas central heating to the first floor. No ongoing chain.

#### Entrance:

Door leads directly into:

#### Lounge/diner:

17'6" x 15'4" (5.34m x 4.69m)

A spacious double aspect room, tiled floor, double glazed window, understairs storage cupboard, under floor heating and door to staircase to first floor.

#### Kitchen:

17'5" x 11'4" (5.32m x 3.47m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over, plumbing for washing machine and dishwasher. Part wall tiled, floor tiled, under floor heating and two double glazed windows.

#### Bedroom:

10'9" x 8'2" (3.30m x 2.51m)

A rear facing double room, double glazed window, tiled floor and under floor heating.

#### Bathroom:

6'6" x 6'3" (1.99m x 1.93m)

Comprises a modern suite, bath with plumbed in shower above, wc and wash hand basin. Part wall tiled, floor tiled, under floor heating, shaver socket, extractor and double glazed window.

#### First floor:

Built in storage cupboards, stripped floor boards and central heating radiator.

#### Bedroom two:

15'7" x 10'5" (4.77m x 3.18m)

A front facing double room, apex ceiling, velux window, stripped floor boards, double glazed window and central heating radiator.

#### Bedroom three:

10'4" x 8'5" (3.17m x 2.59m)

A front facing twin room, apex ceiling, stripped floor boards and velux window.

#### Bathroom:

13'3" x 6'6" (4.06m x 1.99m)

Comprises a modern suite, bath with shower attachment, wc and wash hand basin. Part wall tiled, shaver socket, storage cupboard, velux window and central heating radiator.

### Exterior:

To the front of the property is a block paved patio for sitting out and barbecue area. Two allocated car parking spaces plus visitors spaces.

### Notes:

CONTENTS INCLUDED - READY TO USE HOLIDAY LET

The property is freehold.

There is a service charge to cover the garden upkeep, maintenance of the car park and drive, communal lighting etc approx £100 a quarter.

The current vendor is currently exempt from council tax as it is run as a holiday let.

The vendor has informed us that the property needs to be let out for at least 105 days of the year to satisfy the holiday let requirement and it cannot be occupied for more than 11 months of the year. Any future owner would need to have another full time residential permanent postcode.

### 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.



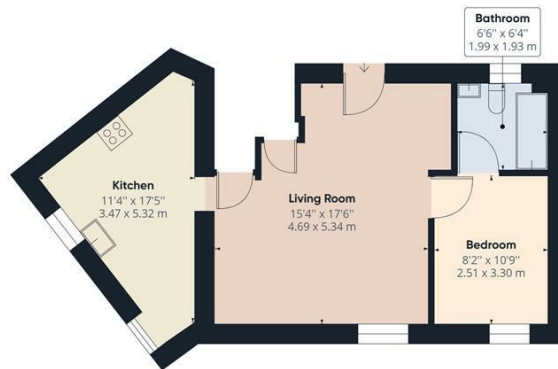
Road Map

Hybrid Map

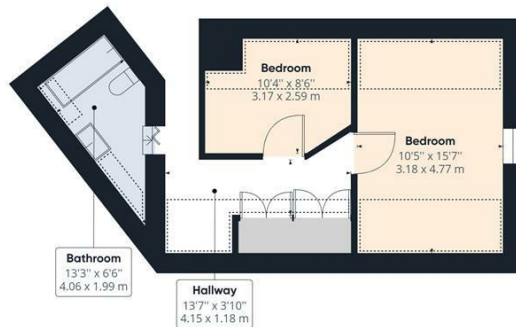
Terrain Map



## Floor Plan



Ground Floor Building 1



Floor 1 Building 1



### Approximate total area<sup>(1)</sup>

824.59 ft<sup>2</sup>  
76.61 m<sup>2</sup>

### Reduced headroom

125.63 ft<sup>2</sup>  
11.67 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

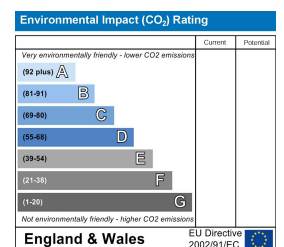
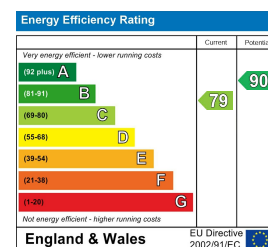
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## 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.



[www.beltsestateagents.co.uk](http://www.beltsestateagents.co.uk)

