

# HUNTERS®

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## Sands Lane

Barmston, Driffield, YO25 8PQ

Asking Price £240,000



Council Tax: B



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# Little Barn, 31 Sands Lane

Barmston, Driffield, YO25 8PQ

Asking Price £240,000



Nestled in the picturesque coastal village of Barmston, near Bridlington, this delightful detached bungalow offers comfort, character, and a relaxed lifestyle.

Upon arrival, you're greeted by a neat front garden that sets the tone for this well-presented home. Step inside to discover a spacious living room, complete with a cosy log burner—perfect for relaxing evenings throughout the year. The well-equipped kitchen flows seamlessly into a bright and airy sun room, which overlooks the rear garden and provides an ideal space for morning coffee or afternoon reading.

The bungalow features two generously sized bedrooms, each with its own modern en-suite bathroom with a shower—making it perfect for both residents and visiting guests.

Outside, the property benefits from private parking for up to three cars, as well as a small barn with water and electricity. Subject to the relevant consents, the barn presents an exciting opportunity for development—whether as additional living space, a home office, or a creative studio.

Whether you're looking for a peaceful permanent residence, a holiday retreat, or a rental investment, this charming bungalow offers comfort, convenience, and a touch of countryside charm. Early viewing is highly recommended.



### Hybrid Map



### Terrain Map



### Road Map



**Approximate total area<sup>(1)</sup>**  
 951 ft<sup>2</sup>  
 88.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

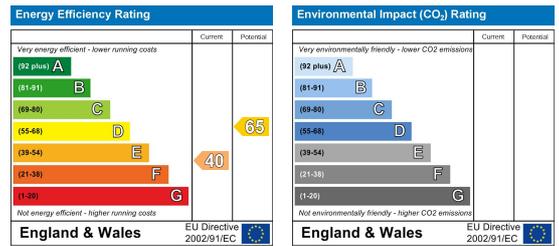
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

### Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.