



Moor Lane

Carnaby, Bridlington, YO16 4UT

Guide Price £350,000



Nestled away in a woodland setting lies this hidden gem, formally the old station which has been beautifully renovated to an extremely high standard, having previously been the old ticket office, waiting room and railway cottage. The current vendors have taken this charming property back to brick enabling them to transform it into what it is today. Set in a semi rural location benefiting an abundance of wildlife, you are only a short distance away from the surrounding towns offering a vast array of amenities including shops, schools, restaurants, bars and sandy beaches. The accommodation has been designed to be used as one home or two properties allowing its new owners to benefit from having independent relatives live in or to be used as a holiday let, the possibilities are endless. Tucked away down a gravelled driveway you are surrounded by mature trees and shrubs giving the feeling of peace and tranquillity. Upon entering the home you are instantly wowed by the accommodation on offer with a fantastic open plan modern lounge, kitchen/diner, sitting room, 3/4 bedrooms, en-suite shower room and family bathroom. There are delightful patio areas for enjoying alfresco dining or simply taking in the nature around you. Viewing is a must to appreciate all this home has to offer a wide range of discerning buyers.



Entrance Hall 0'0" x 0'0" (0 x 0)
 Composite front door. Coving. Laminated wood style floor. Radiator. Power points.

Open Plan Lounge/ Dining Area 13'7" x 30'5" (4.13 x 9.28)
 Lounge

Kitchen Area 0'0" x 0'0" (0 x 0)
 uPVC triple glazed window to front aspect and two uPVC triple glazed windows to side aspect. Range of wall and base units with roll top work surfaces and island with storage, oak worktop and breakfast bar. Asterite sink and drainer unit. Plumbed for washing machine and plumbed for dishwasher. Space for American fridge/freezer. Two electric built in ovens with slide and hide doors. Glass splash back. Induction hob with 3 rings and variable heat area core. Italian extractor hood. Tiled floor. Access to loft space. Radiator.

Lounge/ Dining Area 0'0" x 0'0" (0 x 0)
 uPVC triple glazed bay window to rear aspect. Bi fold doors to rear garden. Two vertical radiators. TV point, power points and USB charger point. Wood style laminate flooring. Feature fireplace with morso multi fuel burning stove.

Bathroom 6'10" x 6'8" (2.09 x 2.02)
 uPVC triple glazed opaque window to side aspect. Three piece bathroom suite comprising of panel enclosed bath with mixer taps, low flush WC and wash hand basin with bespoke vanity unit. Part tiled walls. Heated towel radiator. Tile effect flooring. Fully tiled double shower cubicle with drench head shower. Extractor fan.

Sitting Room/ Bedroom Four 11'8" x 13'5" (3.56 x 4.08)
 uPVC triple glazed window to rear aspect. Coving. Radiator. Power points and TV point. USB charger point.

Bedroom One 11'8" x 9'5" (3.55 x 2.87)
 uPVC triple glazed window to rear aspect. Exposed brick. Feature fireplace. Power points and USB charger point.

Inner Hall 0'0" x 0'0" (0 x 0)
 Composite entrance door. Wood style laminate flooring and radiator.

Bedroom Two 13'0" x 11'4" (3.97 x 3.46)
 uPVC triple glazed French doors to garden. Coving. Feature stone fireplace with stone hearth. Radiator. Power points and USB charger point.

Bedroom Three 11'11" x 11'9" (3.62 x 3.57)
 uPVC triple glazed bay window to rear aspect overlooking the gravelled garden. Radiator. Power points and USB charger point.

En-Suite 3'4" x 9'4" (1.02 x 2.85)
 Fully tiled shower cubicle with drench head shower. Low flush WC. Wash hand basin with bespoke vanity unit. Part tiled walls. Heated towel radiator. Tile effect flooring. Coving. Extractor fan.

Garden 0'0" x 0'0" (0 x 0)
 Beautiful cottage style garden with mature plants and shrubs. Wooden love seat. Patio area. Outside tap. Outside lights. Outdoor double electric socket.

Parking 0'0" x 0'0" (0 x 0)
 Gravelled driveway with off road parking. Further off road parking to the rear.

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.

Area Map



Floor Plans



Energy Efficiency Graph

