



Stancroft House, 1 Belle Vue, Bridlington YO15 2ET  
£290,000

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# 1 Belle Vue, Bridlington YO15 2ET

Discover a rare and exceptional investment opportunity with this stunning Grade II listed Georgian guesthouse, perfectly situated near Bridlington's North Beach. This charming property, spread over three floors, seamlessly combines historical elegance with modern conveniences, making it a brilliant investment for those seeking a rewarding venture.

Upon entering the property, you are greeted by two large reception rooms. These rooms feature ceiling roses, a feature fireplace, and classic sash windows. Towards the rear of the property lies a spacious kitchen with room for essential appliances, complemented by a pantry for additional storage. Adjacent to the kitchen is a convenient downstairs bathroom. This level also provides access to the basement, ideal for storage and offering easy access to the rear yard.

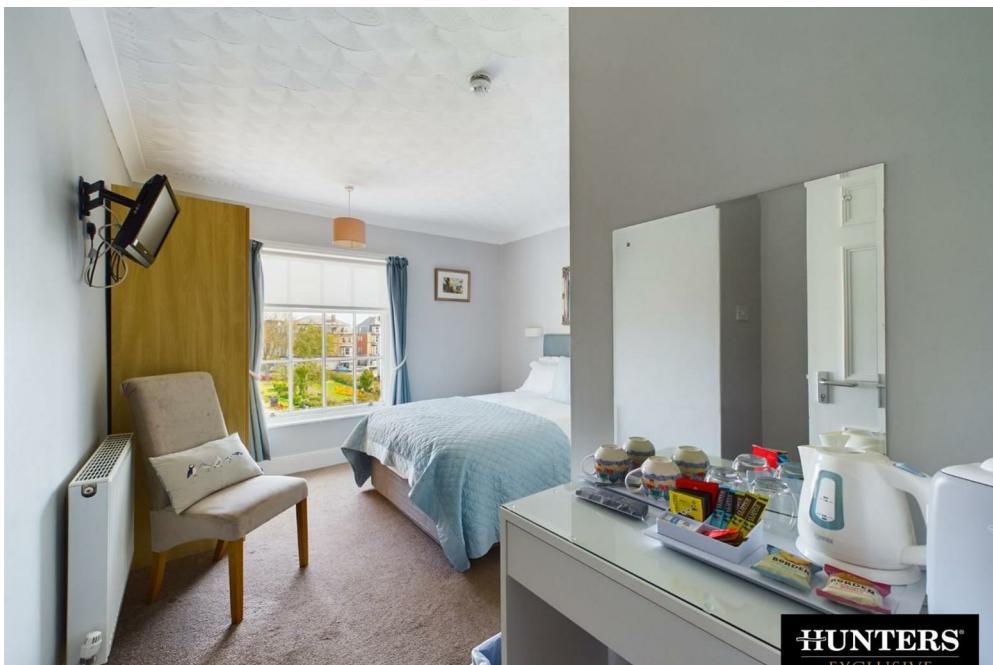
Ascending to the upper floors, you'll find seven bedrooms, each thoughtfully equipped with en suite bathrooms, ensuring comfort and privacy for guests. The master bedroom stands out with its double sash windows, offering sea views that enhance the room's serene ambiance. Each room is spacious and well-maintained, reflecting the high standards upheld by the current owners.

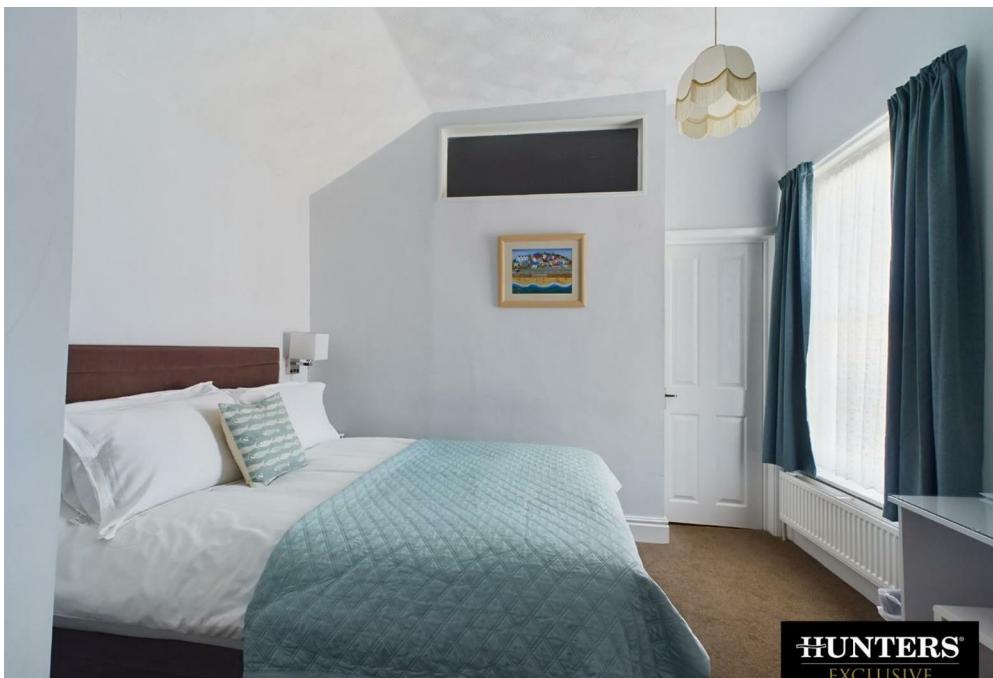
One of the standout features of this property is its ample parking space for multiple cars, a rarity in this area. Additionally, the guesthouse boasts a sizable garden, perfect for outdoor relaxation and entertainment.

Located in a central area, this guesthouse is just a stone's throw from Bridlington's North Beach and within easy reach of the town centre. The location offers guests easy access to local amenities, making it a desirable destination for visitors.

Maintained to a lovely standard, this Georgian guesthouse is not only a charming home but also an excellent investment opportunity. Its blend of historical charm, modern amenities, and strategic location make it an enticing prospect for anyone looking for a successful investment.









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. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bridlington -  
01262 674252 <https://www.hunters.com>

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