



Main Street, Buckton, Buckton, Bridlington, YO15 1HU
Asking Price £1,100,000

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Discover a unique investment opportunity in the charming village of Buckton, East Yorkshire. This expansive commercial property spans approximately 5.4 acres and includes FOUR-BEDROOM PRIMARY RESIDENCE with a TWO-BEDROOM ANNEX, a FOUR-BEDROOM BARN CONVERSION, a TWO-BEDROOM HOLIDAY COTTAGE, and a ONE-BEDROOM HOLIDAY COTTAGE.

Main House and Annex: The main house offers a blend of traditional charm and modern convenience, featuring four bedrooms, spacious living areas, contemporary amenities, and the added benefit of solar panels. Attached to the main house is a two-bedroom annex, ideal for extended family, guests, or additional rental income.

Barn Conversion (The Roost) The four-bedroom detached barn conversion is currently used as a successful holiday let. Its rustic charm combined with modern interiors makes it a popular choice for visitors, ensuring a steady stream of income. This building also has granted planning permission to be separated into residential dwelling. Please ask office for details on this.

Holiday Cottages: The property also includes two additional holiday cottages. The two-bedroom cottage (Guillemot Cottage) and the one-bedroom cottage (Puffin Cottage) provide cosy and comfortable accommodations, perfect for couples or families! These properties are also equipped with solar panels.

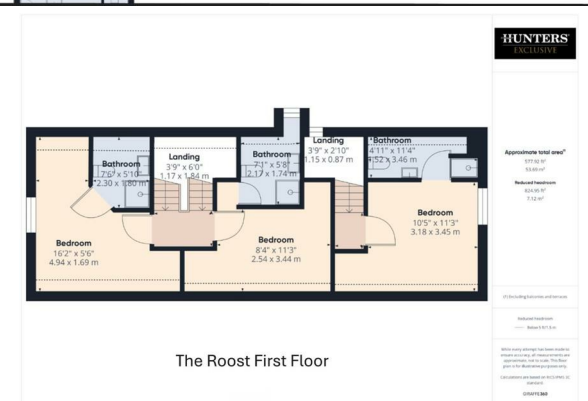
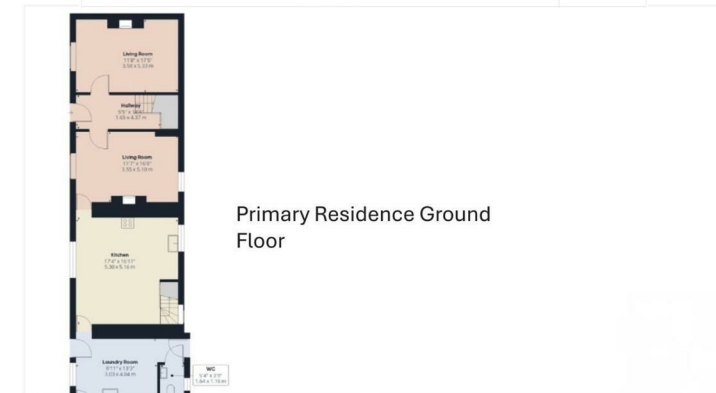
Land: The property is set within approximately 5.4 acres of picturesque land, offering space for outdoor activities, gardening, or potential further development. The serene surroundings and open spaces enhance the appeal, making it a haven for nature enthusiasts. There is also a beautifully designed shepherds hut.

This versatile commercial property presents an excellent opportunity for investors looking to capitalize on the thriving holiday let market while enjoying the benefits of a substantial residential estate. Whether you're seeking a family home with additional income potential or a full-scale holiday letting business, this property is sure to impress!



Primary Residence

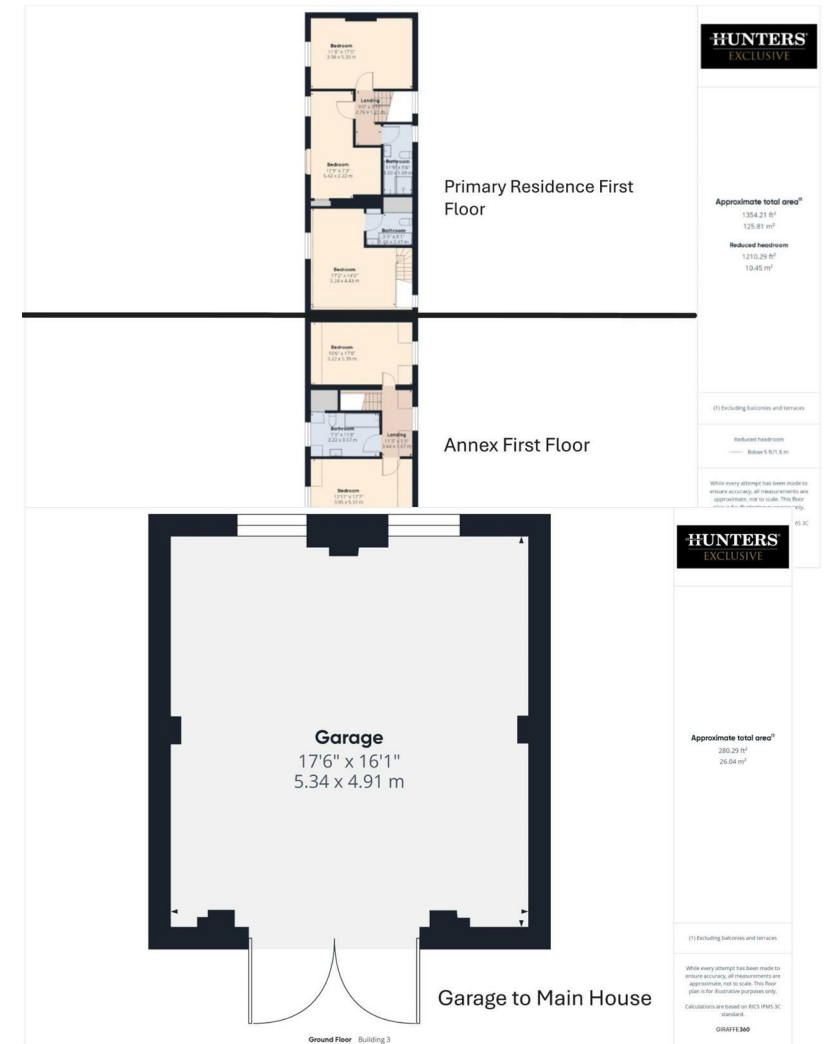
The main house has been updated and improved throughout by the current owners and now offers spacious accommodation over three floors, with three reception rooms, four bedrooms and three bathrooms. The house also benefits from having use of the detached double garage. The house also comes with its own private garden which boasts a detached Shepherds Hut which boasts power & light, along with a large polytunnel and growing area.





The Annexe

The attached two bedroom annex has again been recently improved, offering the potential for a long term let, or further holiday cottage.





The Roost

The Roost is the largest of the three holiday cottages. Beautifully presented with four bedrooms and four bathrooms, this property also has the benefit of having a large outbuilding attached. Subject to necessary planning, this outbuilding could be converted to offer a further holiday cottage, or to be incorporated into The Roost.



The Roost also has planning permission granted to be separated into a detached residential dwelling. Please ask the office for further details on this.



Puffin Cottage



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Approximate total area⁸
526.47 ft²
48.91 m²

Reduced headroom
82.13 ft²
7.61 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 10 in

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 BICs (BMS) 20 standard.

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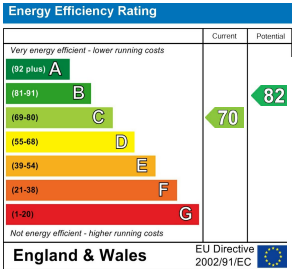
Guillemot Cottage

A beautifully presented, two bedroom, two bathroom holiday cottage. This cottage also benefits from its own private rear garden with summerhouse.



DISCLAIMER

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.



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Puffin Cottage

A further one bedroom holiday cottage with open plan living downstairs, along with a bedroom and ensuite to first floor. This cottage also has the use of a private garden with summerhouse.



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01262 674252 | Website: www.hunters.com

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There are three former brick built outbuildings situated within the courtyard. These are ideal for storage, or subject to necessary planning, could also be converted.

The land measures a total area of approximately 5.4 acres. This has been separated by the current owner to create a large private garden with beautiful shepherds hut for the primary residence, along with a large polytunnel. The paddock land boasts a wildlife haven with sweeping paths, ideal for holiday guests to walk and enjoy the outside. There is also a small football area, perfect for those wanting to kick a ball around!



Buckton, East Yorkshire, is a charming village with several attractions that appeal to nature lovers, history enthusiasts, and those seeking a peaceful retreat. Here are some highlights. Naturally, the below popular places bring visitors at all times of the year, of which many use the holiday accommodation at Manor Farm Holiday Cottages!

Bempton Cliffs

Just a short distance from Buckton, Bempton Cliffs is a renowned RSPB nature reserve. It's famous for its seabird colonies, including puffins, gannets, and kittiwakes. The dramatic chalk cliffs offer stunning views and excellent birdwatching opportunities.

Buckton Cliffs

Adjacent to Bempton Cliffs, Buckton Cliffs are part of the same coastal region. This area is noted for its chalk face and seabird habitats, making it a great spot for observing wildlife and enjoying coastal walks.



This property is classified as commercial. Therefore we believe any interested party is unable to obtain a residential mortgage on the property. For commercial mortgage advice, please contact the office.