



**GRANGE FARM COTTAGES, FLAMBOROUGH ROAD, SEWERBY**

**Carter Jonas**



# GRANGE FARM COTTAGES, FLAMBOROUGH ROAD, SEWERBY, YO15 1DU

10 spacious holiday letting cottages, situated around an attractive courtyard located within the Flamborough Headland Heritage Coast Reserve

These charming, recently refurbished family-owned cottages are situated at Sewerby on the beautiful Flamborough Headland Heritage Coast mid-way between the bustling seaside town of Bridlington, the quiet fishing village of Flamborough and Bempton Village with its world-famous RSPB seabird colony.

The cottages are grouped around a sheltered, and sunny courtyard, each with a private patio, surrounding by bright flowering tubs and a 200-year-Old Olive Tree at its centre, providing the ideal place to sit and relax. There is ample off-road parking.

Within a short walk of the cottage is a farm shop and tea rooms, local bars & restaurants, Sewerby Hall and Gardens, Danes Dyke Nature Reserve, a links golf course, a public swimming pool, land train to Bridlington, cliff top walks, and the beaches.

The surrounding area is also excellent for walking, cycling, bird watching and nature lovers. The cottages are convenient for Bridlington, the market towns of Driffield and Beverley along with the coastal resorts of Hornsea, Filey, Scarborough, Robin Hoods Bay, and Whitby. York is approximately 1hr by car.

The cottages are recently refurbished with contemporary and charming interiors, comfortably appointed with gas central heating, spacious lounges, Smart TV's with Free Sat, and High Speed Broadband, fully equipped kitchens, cosy bedrooms with all home comforts catered for. Some of the cottages are particularly suitable for use by less able visitors.

## BUSINESS

Grange Farm Cottages are open all year round and have 12 month occupational use.

Further trading information and holiday let forecasts can be provided to bona fide purchasers.

## ESTABLISHED HOLIDAY LETTING BUSINESS IN YORKSHIRE'S BEAUTIFUL EAST COAST









# ACCOMMODATION

## **HORSESHOE COTTAGE** - *Sleeps 2 + cot*

A ground floor cottage with entrance hall leading to lounge with kitchen and dining area. Double bedroom. Wet room with shower, toilet and washbasin.

## **SWINGLETREE COTTAGE** - *Sleeps 2 + cot*

A ground floor cottage with entrance hall leading to lounge with kitchen and dining area. Twin bedroom. Wet room with shower, toilet and washbasin.

## **MAY'S COTTAGE** - *Sleeps 2*

Two storey cottage with entrance leading to lounge with kitchen and dining area. Stairs leading to twin bedded room with ensuite shower room, toilet and washbasin.

## **KIBBLETREE COTTAGE** - *Sleeps 3 + cot*

A ground floor cottage with entrance hall leading to lounge with kitchen and dining area. A double bedroom and a single bedroom. Wet room with shower, toilet and washbasin.

## **HARVEST COTTAGE** - *Sleeps 4 + cot*

Two storey cottage with entrance hall leading to lounge with kitchen and dining area. Ground floor bathroom, with shower over bath, toilet and washbasin. Stairs leading to double bedroom and twin-bedded room.

## **MARTINMAS COTTAGE** - *Sleeps 4 + cot*

A Ground floor cottage with entrance hall leading to lounge with kitchen and dining area. A double bedroom and a twin bedroom. Bathroom, with shower over bath, toilet and washbasin.

## **OLD STABLE COTTAGE** - *Sleeps 4 + cot*

Ground floor cottage with entrance hall leading to lounge with kitchen and dining area. A double bedroom and a twin bedroom. Bathroom, with shower over bath, toilet and washbasin.

## **MARTINGALE COTTAGE** - *Sleeps 4 + cot*

Wheelchair accessible ground floor cottage. Entrance hall leading to lounge with kitchen and dining area. A double bedroom and a twin bedroom. Wet room with shower, toilet and washbasin. Private outdoor seating area and parking at door.

## **LOW BARN COTTAGE** - *Sleeps 6*

Large ground floor cottage with entrance hall leading to lounge and dining area. Separate kitchen. Twin bedded room. Bathroom, with shower over bath, toilet and washbasin. Stairs leading from entrance hall to a double bedroom, a treble bedded room and shower room with toilet and washbasin.

## **GRANARY COTTAGE** - *Sleeps 5*

Spacious ground floor cottage. Entrance leading to lounge with kitchen and dining area. Large bedroom with a double and a single bed. Full ensuite with toilet, shower and washbasin. a large wet room with shower, disabled toilet and wash basin. A second first floor twin bedded room, with ensuite toilet and washbasin.

## **HAYLOFT COTTAGE** - *Sleeps 2*

Eight exterior stone steps lead to this first floor cottage. Entrance hall leads to spacious lounge and dining area. Separate kitchen. Twin bedded room with ensuite bathroom. Shower over bath, toilet and washbasin.

Granary Cottage and Hayloft Cottage can be booked together to sleep 7.

*The property is offered for sale by private treaty with a trade inventory to include furnishings, equipment, fixtures and fittings within the property in relation to the business.*









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#### **IMPORTANT INFORMATION**

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Classification L2 - Business Data