



**HIGH STREET, BEMPTON, YO15 1HP**  
£599,950

**Carter Jonas**

# LINWOOD HOUSE, HIGH STREET, BEMPTON,

An outstanding Grade II listed property dating back to circa 1789, Linwood House presents a rare opportunity to own a piece of Yorkshire's heritage. This handsome property has been expertly updated, beautifully blending original character with modern amenities to create a truly exceptional family home.

The generous interior is arranged over three floors, offering 5 bedrooms, 6 bathrooms, and flexible living space to accommodate the most demanding of families. Wonderful original features abound, including an impressive inglenook fireplace, exposed beams and wood burners. The bespoke kitchen provides a stunning centrepiece, complemented by two dining rooms, two living rooms and a games room. Each of the five double bedrooms benefits from an ensuite bathroom.

Outside, private gardens extend to the rear, offering a delightful sun-trapped patio and BBQ area along with an indulgent hot tub - the perfect space for entertaining. Beyond are a range of outbuildings that are ripe for development, whether that's an art gallery, business, office, boathouse storage or possible holiday let units - (all subject to planning) or even simply extra garden if desired!

The idyllic setting in the heart of Bempton village puts this home within easy reach of the magnificent Flamborough Heritage Coast, renowned for its soaring chalk cliffs and world-class birdwatching. A plethora of stately homes and outdoor pursuits in the Yorkshire Wolds and North York Moors are also on the doorstep, as well as access to amenities in nearby Filey, Bridlington and York.

## Material Information;

- This property is connected to a mains electricity supply.
- The water and drainage are supplied by Yorkshire Water.
- Broadband Speed - please go to <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
- Mobile coverage - please go to <https://checker.ofcom.org.uk/>

**TENURE** Freehold

**LOCAL AUTHORITY** East Riding of Yorkshire

**EPC BAND D COUNCIL TAX BAND E**

## SUBSTANTIAL GRADE II LISTED GEORGIAN PROPERTY LOCATED IN THE HEART OF BEMPTON

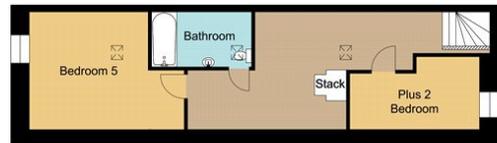




Classification L2 - Business Data



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Attic Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

York 01904 558200

york@carterjonas.co.uk  
82 Micklegate, York, YO1 6LF

carterjonas.co.uk  
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**IMPORTANT INFORMATION**

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