



**29 WESTGATE, BRIDLINGTON**  
£799,950

**Carter Jonas**



## 29 WESTGATE, BRIDLINGTON, YO16 4QF

West End House is a stunning Georgian family residence set within its own walled grounds, offering a perfect blend of space and charm. The interior is generously proportioned and beautifully presented, featuring a spacious master bedroom complete with a newly refurbished en-suite bathroom, alongside five additional large bedrooms.

The elegant drawing room is a highlight of the home, boasting double doors that open onto a delightful patio. Its southerly aspect ensures that sunlight pours in year-round through expansive windows, which overlook a lush garden filled with specimen trees and abundant wildlife. The garden is a true sanctuary, attracting a variety of visitors, including hedgehogs, squirrels, and even a peregrine falcon. Its seclusion creates a serene atmosphere, making it feel like a countryside retreat, even though it's located in the trendy 'Old Town' known for its upscale restaurants and shops. The property is situated directly across from a tranquil public park and is just a short stroll from open fields and the stunning Yorkshire Wolds.

Inside, West End House features a sunroom, utility room, a convenient downstairs toilet, a library with a multi-fuel stove, and a dining room, alongside a spacious kitchen designed for family gatherings.

Additionally, the attached annexe offers a unique opportunity for flexible living. It includes a generously sized, newly fitted dining kitchen, a sitting room, two bedrooms, a shower room, and a toilet. This versatile space can easily be integrated into the main house, making it ideal for extended family or guests. Properties of this nature are a rare find.

West End House presents the potential to serve as a magnificent 7-bedroom, 5-reception family home or as a multi-generational living solution. Furthermore, the grounds can be redeveloped (subject to planning permission) to accommodate up to three additional houses while still leaving ample garden space. Alternatively, the main house could be converted into flats, offering even more possibilities. Whether you are a family seeking a lifestyle home or a developer looking to expand your portfolio, West End House is an exceptional choice.

**TENURE** FREEHOLD

**EPC BAND** GII LISTED

## A FABULOUS GEORGIAN FAMILY HOME SET IN ITS OWN WALLED GARDEN AND BENEFITTING FROM AN ANNEXE.







Classification L2 - Business Data





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