



## Hampton Court, 38 The Meadows, Filey, YO14 9GY

- Detached Lodge
- The Bay Holiday Resort
- EPC Grade C
- Three Bedrooms
- Ideal Investment
- Three Bathrooms
- Large Open Plan Kitchen/Living/Dining Area

**Guide Price £239,500**





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## DESCRIPTION

Nestled within the serene landscape of a holiday resort, this stunning three-bedroom detached lodge offers a luxurious retreat for those seeking both comfort and style. Surrounded by nature's beauty, the lodge promises a tranquil escape while providing modern amenities for a truly unforgettable experience. This property also has the benefit of being sold fully furnished with all the furniture, fixtures and fittings included - it truly is a turn key investment!

Upon entering, guests are greeted by a spacious and inviting open-plan layout that seamlessly integrates the kitchen, living room, and dining area. The large windows throughout the space allow natural light to flood the interior, enhancing the sense of openness and providing breathtaking views of the resort's picturesque surroundings.

The living room is a cozy haven, featuring plush furnishings arranged around a modern fireplace. Large bi-folding doors lead to an outdoor decked area, where guests can enjoy al fresco dining or simply unwind amidst the beauty of nature.

The lodge accommodates three bedrooms, each meticulously designed to provide a haven of comfort and privacy. The bedrooms feature spacious layouts, stylish furnishings, and large windows that invite in natural light with all bedrooms having patio doors leading to the outside. With three well-appointed bathrooms, including modern fixtures and luxurious finishes, guests can indulge in a spa-like experience.

Outside, the lodge is surrounded by lush landscaping, and a private outdoor space allows residents to enjoy the fresh air and scenic views. The outdoor amenities complement the lodge's commitment to providing a truly immersive and relaxing holiday experience.

The property is leasehold with 982 years remaining and an approximate annual service charge of £4,500.00. We believe pets and holiday lets are allowed but AST is not permitted.









HUNTERS

Approximate total area<sup>(1)</sup>  
1038.85 ft<sup>2</sup>  
96.51 m<sup>2</sup>

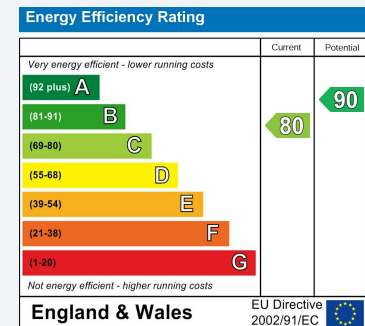
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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### Viewings

Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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