



## Filey Road, Filey , YO14 9PH

Price £585,000

- Detached House
- In Need Of Modernisation
- 0.78 Acre Plot
- EPC - D

- Five Bedrooms
- No Onward Chain
- Double Detached Garage



# Filey Road, Filey

## DESCRIPTION

Nestled in the peaceful village of Gristhorpe, on the outskirts of Filey, this charming **THREE BEDROOM DETACHED HOUSE** with a **TWO BEDROOM** attached **ANNEX** offers versatile living space and sits on a generous approx. **0.78 ACRE PLOT**.

Upon entering the main house, you are greeted by a hallway that leads into a spacious living room filled with natural light and adjacent to this is a large, well-appointed modern kitchen with integrated appliances. The ground floor also features a separate dining room, a sunroom, and a convenient WC along with a bedroom that offers flexibility, whether used as a guest room or office space, with easy access to the family bathroom. To the first floor of the main house are two well-proportioned bedrooms, both offering comfortable living space, as well as an office room for those working from home.

The attached annex is perfect for independent living, featuring its own entrance, a cozy living room with dual aspect windows, a fully fitted kitchen, bedroom and a bathroom all on the ground floor. On the first floor you will find a large bedroom offering complete privacy.

The expansive outdoor area is beautifully maintained, offering plenty of space for relaxation, gardening, or future development. A static caravan on the property offers additional accommodation, ideal for guests or potential holiday rentals, and a detached double garage provides secure storage, with a large driveway offering ample parking for multiple vehicles.

An exciting feature of the property is its former use as a caravan site, with all necessary hook-ups still in place, offering potential for re-establishing it as a campsite or exploring other business opportunities. With its tranquil rural setting, combined with easy access to the coastal town of Filey, this property presents a fantastic opportunity for those seeking a spacious family home with potential for income generation or further development in a peaceful village location.





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Ground Floor

Approximate total area<sup>(1)</sup>

2203.7 ft<sup>2</sup>

204.73 m<sup>2</sup>

Reduced headroom

23.9 ft<sup>2</sup>

2.22 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces.

Reduced headroom

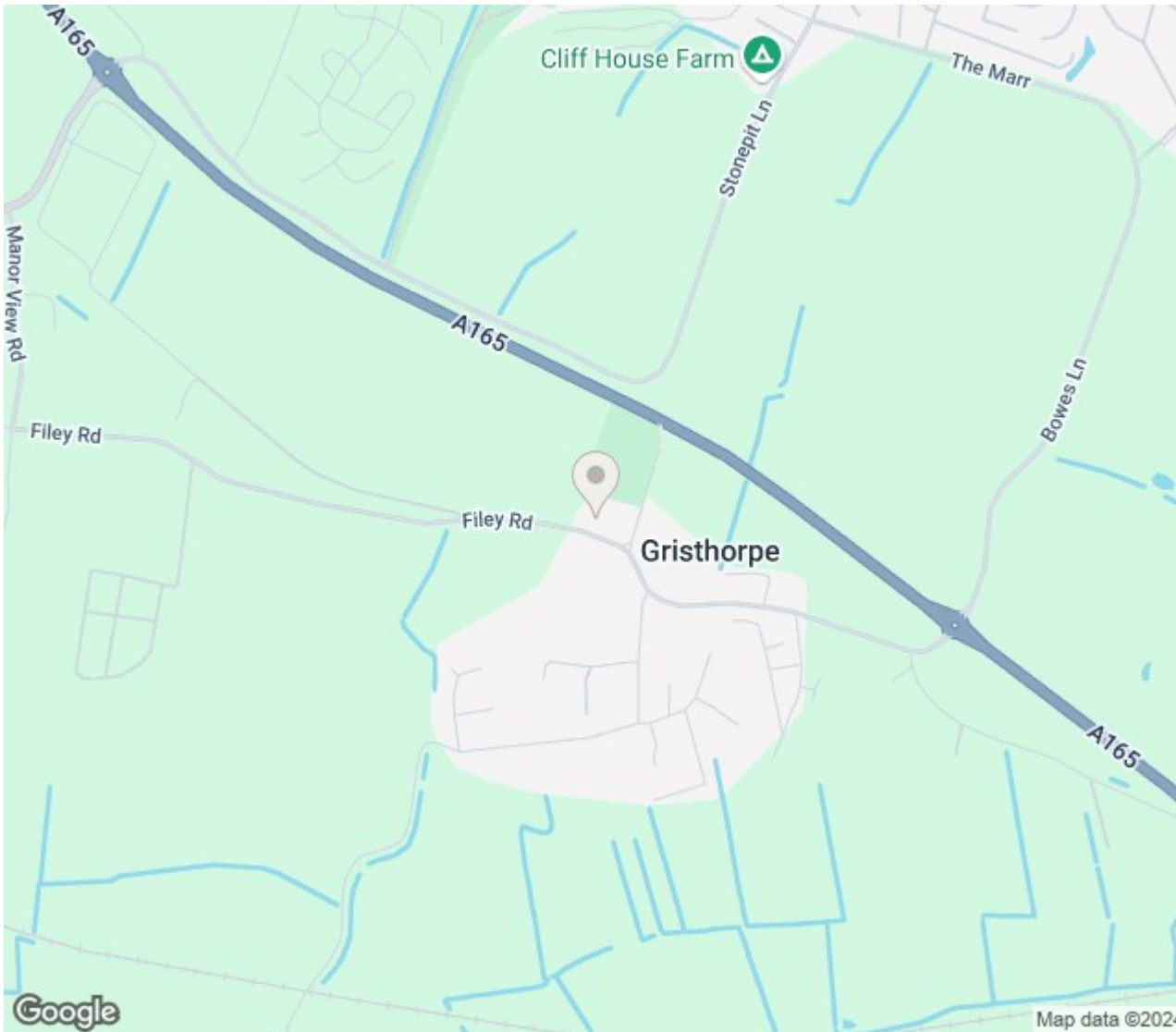
..... Below 5 ft/1.5 m

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 RICS IPMS 3C standard.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>80</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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