



Ackworth House, The Beach, Filey

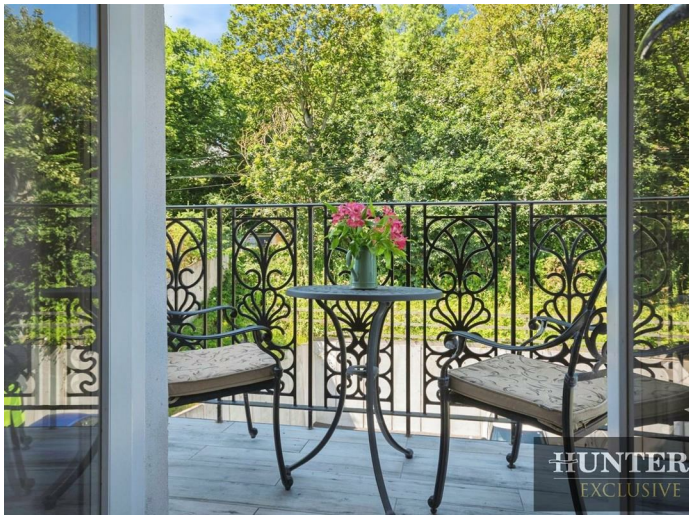
YO14 9LA

Asking Price £600,000



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DESCRIPTION

Perfectly positioned along The Beach in Filey, Apartment 5 at Ackworth House is a rare gem offering front-row seats to one of Yorkshire's most spectacular seascapes. Set within one of the town's most distinguished buildings, this second-floor apartment captures the essence of refined coastal living—with uninterrupted sea views and an unbeatable location.

Step inside and you're immediately welcomed by a sense of calm and understated elegance. The entrance hallway leads you into a bright and spacious open-plan kitchen and dining area, where full-height French doors open out onto a generous balcony. With its glass frontage and panoramic outlook over Filey Bay—from the craggy silhouette of The Brigg to the dramatic cliffs at Bempton—it's the perfect setting for slow breakfasts, evening drinks, or simply soaking up the ever-changing coastal light. The property also benefits from a 'Nest' heating control system.

The kitchen is both sleek and superbly appointed, with contemporary cabinetry and state-of-the-art integrated appliances, including premium Siemens fittings, a BORA hob with built-in extractor, a boiling water tap, integrated washer/dryer and an in-sink waste disposal unit. This space blends form and function effortlessly, designed for both everyday ease and entertaining.

Beyond the dining area, a separate sitting room offers a cosy retreat, where a sash window frames picture-perfect views of the sea. A stylish log-burning stove adds warmth and charm, making this room as inviting in winter as it is in summer.

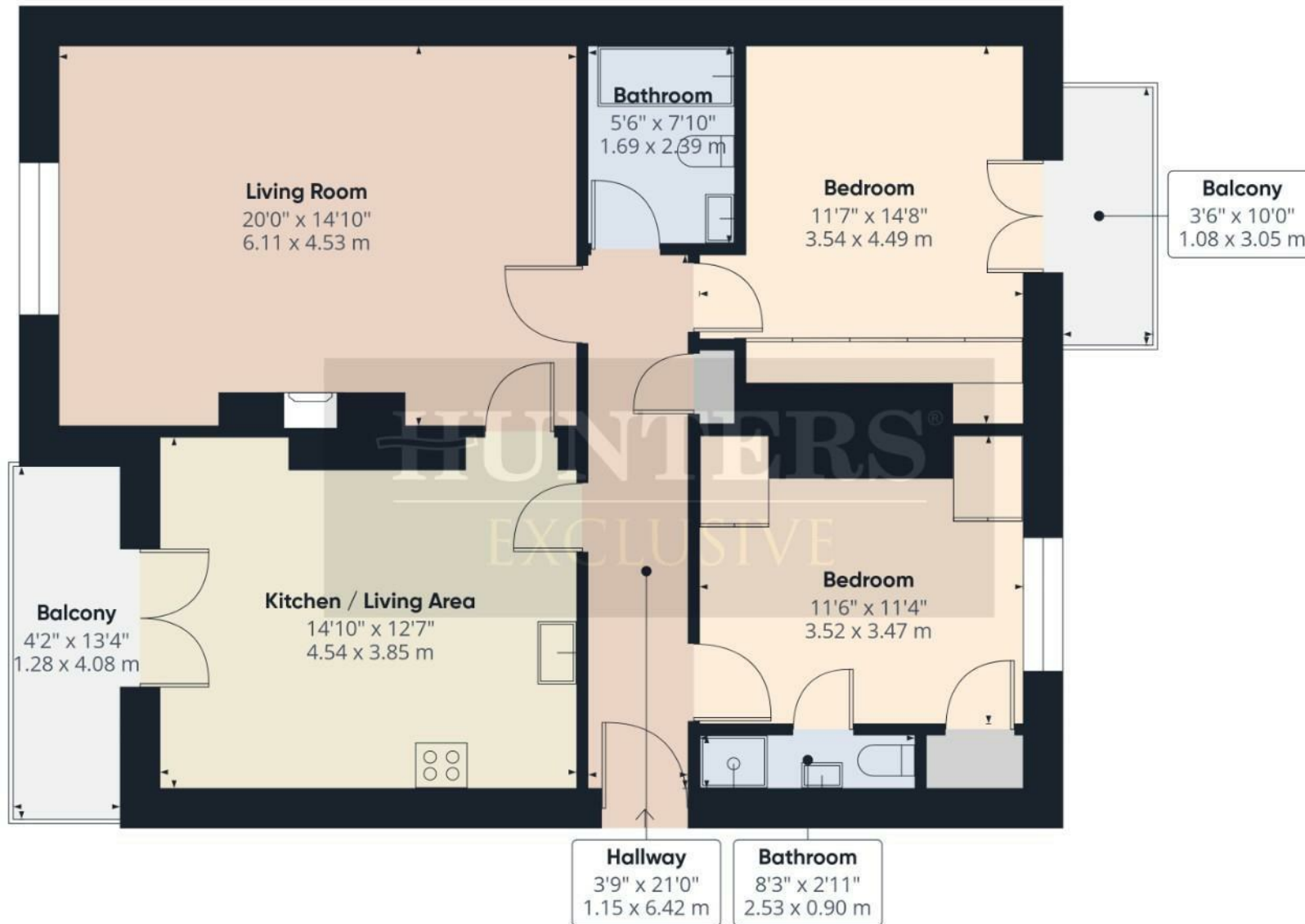
At the rear of the apartment, the principal bedroom provides a peaceful sanctuary. With built-in wardrobes and access to a private balcony that catches the afternoon sun, it's an ideal spot to unwind after a day at the beach. The second bedroom, also a generous double, comes with fitted storage and a beautifully finished ensuite shower room.

A luxurious main bathroom completes the interior, thoughtfully designed with elegant tiling, underfloor heating, and a rainfall shower for that hotel-style experience.

Outside, residents benefit from secure gated parking to the rear, with an allocated space and access into the building via a rear entrance. A lift serves all floors, and there's also a separate disability lift from the car park to the main entrance level. A private basement store room offers handy extra space—ideal for beach gear, bicycles, or seasonal storage.

With the sand and sea just steps away, this apartment is perfectly placed to enjoy the very best of Filey's relaxed seaside lifestyle. Whether it's morning walks along the shore, dining al fresco with a sea breeze, or simply sitting back and watching the waves, Apartment 5 offers a rare chance to own something truly special.





Approximate total area⁽¹⁾

921 ft²

85.5 m²

Balconies and terraces

92 ft²

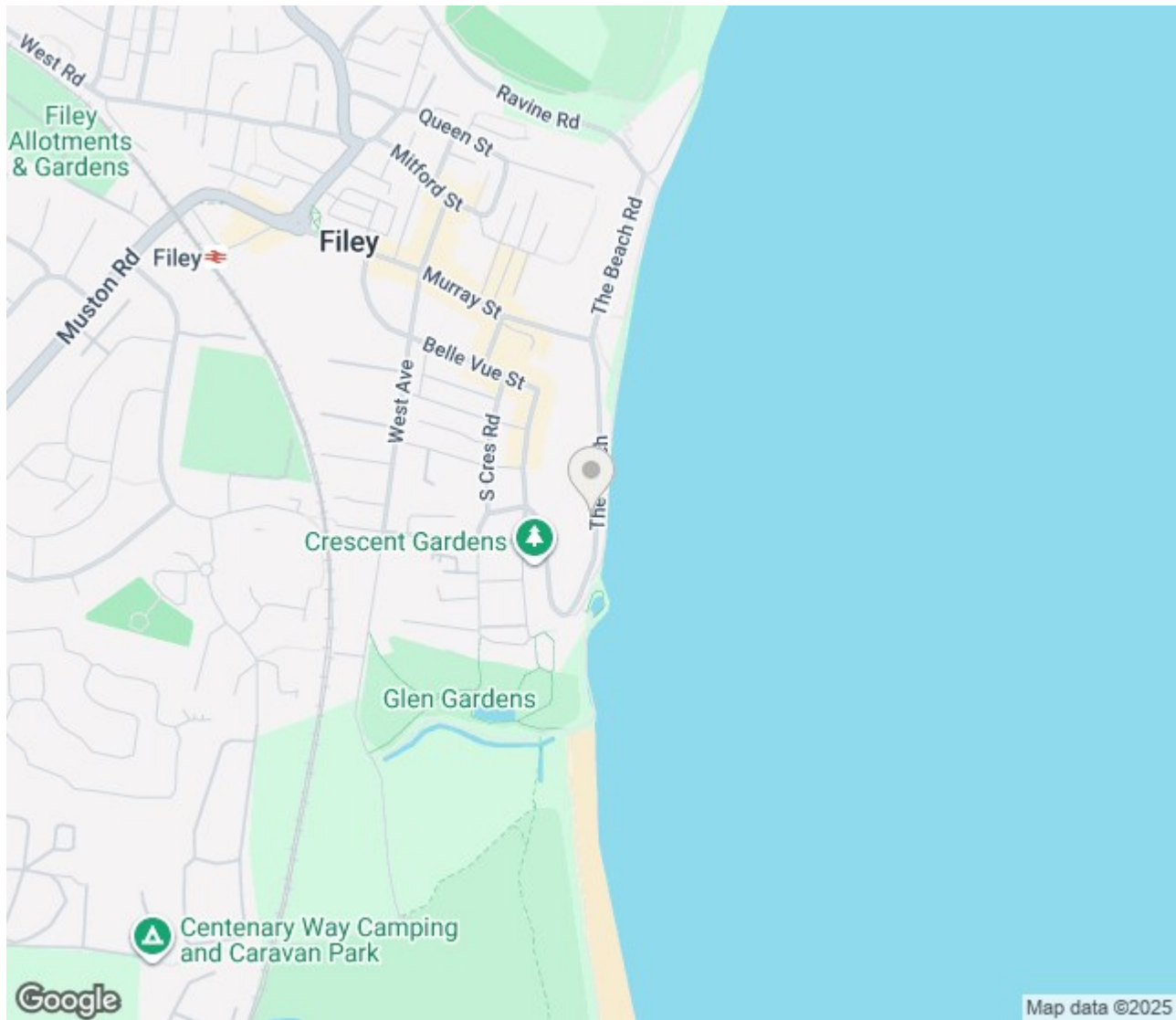
8.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





ENERGY PERFORMANCE CERTIFICATE

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

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