

EMSLEY  MAVOR
ESTATE AGENTS

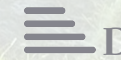
...your home is where our heart is



St Helen's Lane

Reighton, Filey, North Yorkshire, YO14 9SS

Asking Price £325,000



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STYLE - Delightful Detached Cottage Style Home

HIGHLIGHTS - Charm and Character, Three Double bedrooms.
Village Location, Close to Breath-Taking Cliff Tops and Sandy
Beach Below.

THREE WORDS - Idyllic. Coastal. Living.

Charming Cottage in Quiet Coastal Village Setting

Welcome to The Lair, a truly unique three-bedroom cottage-style home nestled in the picturesque conservation coastal village of Reighton. Reighton is nestled in Filey Bay in the direction of Flamborough. This enchanting property offers a harmonious blend of rustic charm and modern comfort, all within a leisurely stroll to the breath-taking cliff tops and sandy beach below and lots of lovely dog walls.

Originally part of the historic Littlecroft Farm, this home has been meticulously redesigned and built to a high specification, transforming former farm buildings into a beautiful sanctuary. Step inside to discover a world of character, where exposed brickwork and oak flooring set the tone for a warm and inviting atmosphere. The sociable dining kitchen is a culinary delight, featuring a Range style cooker, a charming Belfast sink, and bespoke double-glazed sash windows that enhance the cottage feel.

The light-filled lounge has dual aspect with French doors effortlessly connecting the garden. Here, there is generous space for comfy seating, complete with a cast iron multi-fuel stove, offers a cosy retreat for relaxing evenings. Practicality meets style with a useful utility room with door to the garden and a convenient cloakroom on the ground floor.

Upstairs, the master bedroom is a spacious haven with an ensuite, providing a private escape. Two additional double bedrooms offer flexibility for family, guests, or a home office. The luxurious house bathroom is a nod to Victorian elegance, fully tiled, boasting a roll-top bath and period fixtures, perfect for unwinding after a day at the beach.

Outside, bespoke timber gates open to a block-paved driveway, ensuring privacy and security. The landscaped gardens are a true delight with sun in it pretty much all day...perfect for enjoying morning coffee to beautiful evening sunsets with a glass of fizz! With mature hedging and a paved terrace ideal for summer BBQs with friends and family. Planted fruit trees add a touch of nature's bounty to this serene outdoor space. There are two outside taps, one to front and one to the rear.

The single garage has an electric roller door along with side access to the garden.

The Lair is more than a home; it's a lifestyle. Embrace the tranquillity of village living with the convenience of coastal adventures just moments away. Don't miss your chance to call this captivating cottage your own.





Location

Reighton is 5 min from the vibrant village of Hunmanby with all the necessary local amenities (doctor, chemist, post office, late opening Coop, pubs, fish and chip shop, bakery etc). There is a train station with services to Beverley and Hull, Scarborough, York (via Seamer) and Sheffield. From Reighton there is also a bus service direct to Scarborough college (as well as a regular bus service to Bridlington and Scarborough). Reighton is 4 miles from Filey town centre, bypassed from the A165; the Georgian seafront of Filey with 'the Brigg' headland can be seen across the bay from Reighton.

Filey has a coble landing, a sailing club, sea cadets and many coffee shops, and of course, the sandy beach which was awarded best beach by the Sunday Times, which extends to Reighton Gap and onto Bempton cliffs with an RSPB reserve where there are nesting seabirds (including puffins). Dolphins and porpoises (and occasional whales) can frequently be seen crossing the bay. Reighton Gap is on the King Charles III national coast path. Flamborough headland marks the other end of Filey bay, a chalky promontory, rich with history and 2 lighthouses ('old' and 'new').

The Lair is situated just a lovely 20 minutes walk down a quiet country lane and footpath (or 3 minute drive with on street parking available) to the cliffs at Reighton gap and Reighton sands below. There is also a permissive tarmacked track (also for horses) access to the beach.

Inland from Reighton are the Yorkshire Wolds and the North Yorkshire Moors National Park offering further tranquil countryside, forests and woodland trails.

For more about Reighton, Joy Stonehouse has written a series of 5 novels about the traditional way of life in Reighton from 1703-1734, the backsmith, local healer, vicar, farm servants, centred around her ancestors, the Jordan family (who had a house on St Helens Lane).

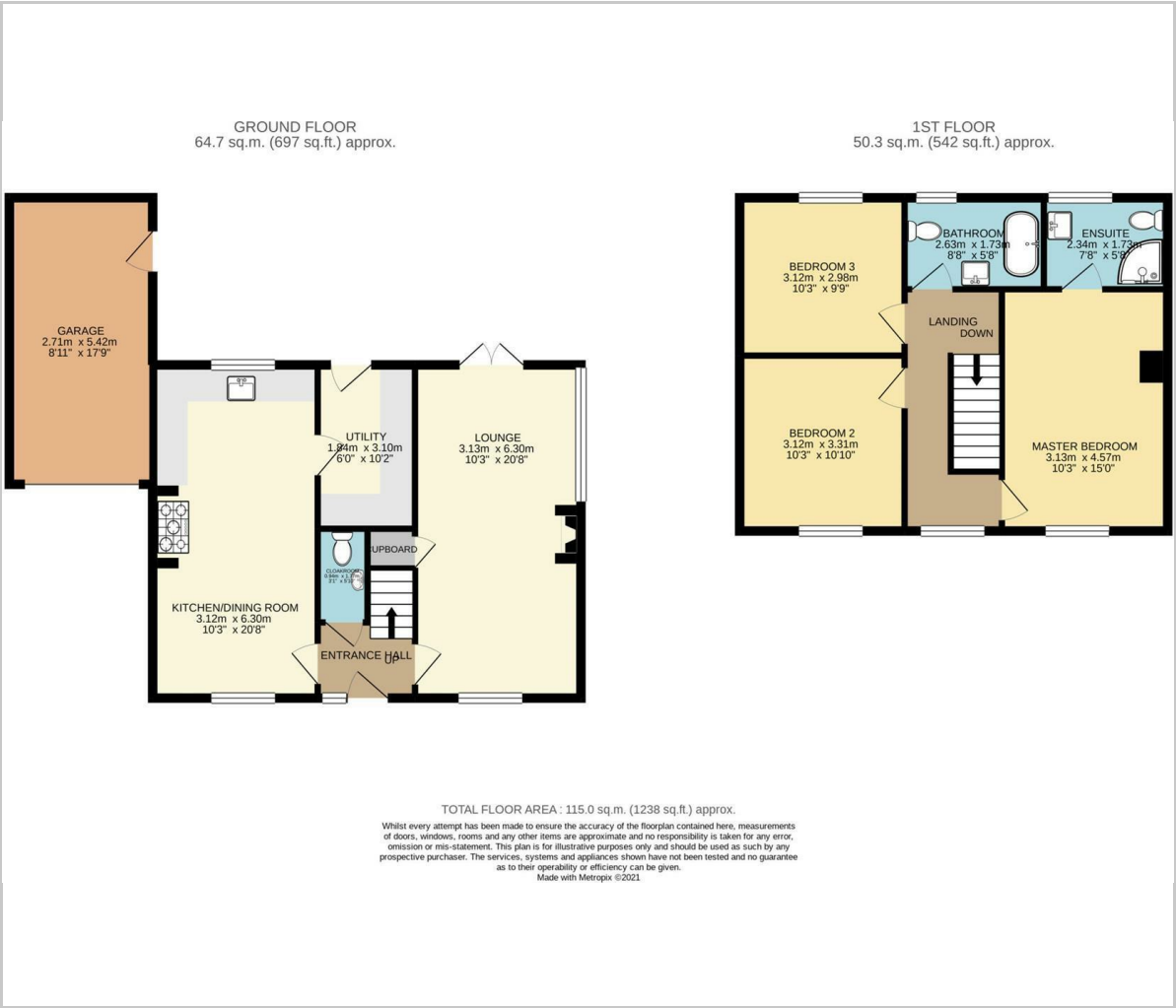
AGENTS NOTE

Unfinished renovation projects to the rear and the side of the Lair, Reighton, Filey
Planning permission relating to these is available through searching 'Littlecroft' (the original farm) under Scarborough planning portal, and it is considered these projects will not impact the privacy of the Lair, but actually enhance the appearance of the surrounding conservation area, once finished. The price of the Lair has been reduced in acknowledgement that this unfinished building work is causing initial concern to potential purchasers. The final decisions regarding both Littlecroft farmhouse (the bungalow) itself, and the 2 two bedroomed cottages next door are as follows:

<https://planning.scarborough.gov.uk/online-applications/applicationDetails.do?keyVal=RMSHE9NSH0U00&activeTab=summary>
https://planning.scarborough.gov.uk/online-applications/files/69BEB3AD16AA966E84E75F24454EC66B/pdf/18_00642_FL-DECISION-713046.pdf
Previous documents which the Lair had to comply with when it was built, are similarly listed (originally called Moira Rose or Maura Rose cottage) under 'Littlecroft' with the planning number prefix: 15/00362/FL



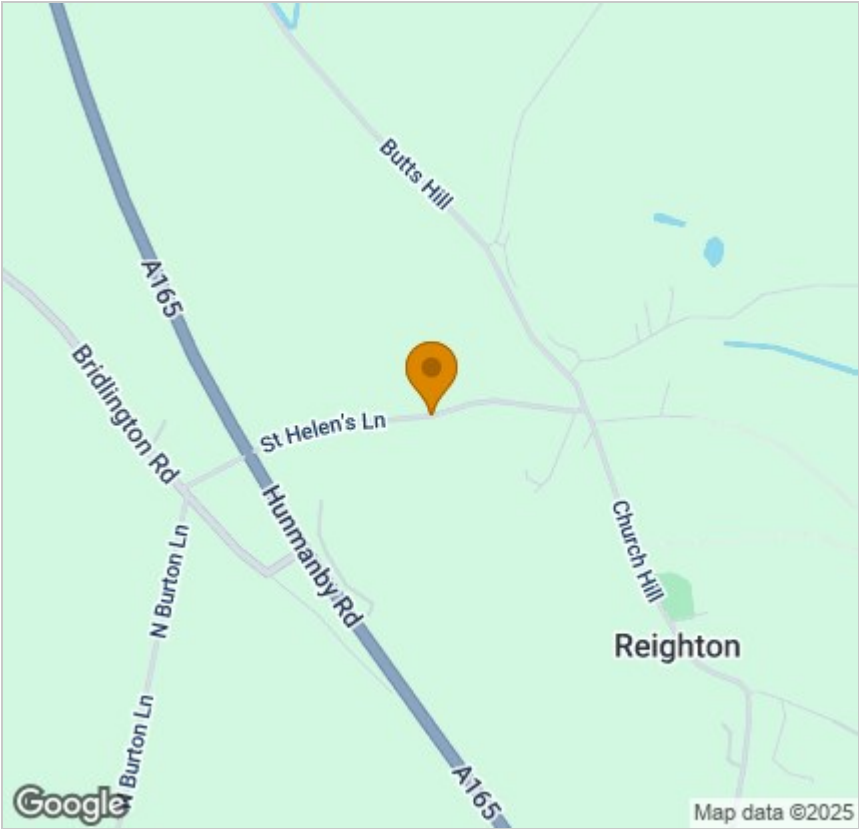
Floor Plan



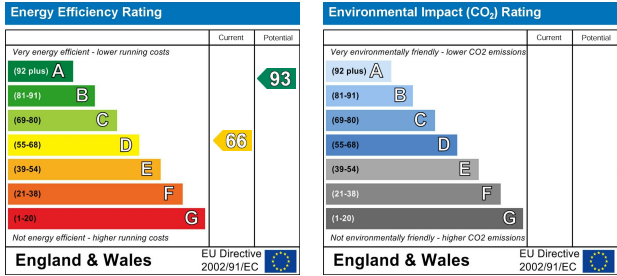
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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