



25, Mulgrave Road, Whitby, YO21 3JL

Guide price £1,250,000





25 Mulgrave Road

THIS STUNNING COASTAL HOME DELIVERS DRAMATIC FAR REACHING SEA VIEWS AND SUPERB QUALITY FINISHES WITH ENORMOUS STYLE. IT IS IDEALLY PLACED BETWEEN THE CHARM OF SANDSEND AND THE HUSTLE AND BUSTLE OF WHITBY. BOTH WITHIN WALKING DISTANCE VIA THE SANDY BEACH BELOW.

Exceptional contemporary home providing almost 2,400 square feet of stylish lateral living space. Enjoying panoramic sea views, together with a large landscaped garden, garage and additional parking, the property is ideally placed between Sandsend and Whitby.

Accommodation comprises:-

Entrance hall, Free flowing living/dining/family kitchen, WC, primary bedroom with dressing room, en suite and large balcony, 3 further bedrooms, one with en suite and Velux balcony, family bathroom

Garage, additional private parking, generous gardens with sea views.

DESCRIPTION

Cleverly extended and comprehensively re-modelled by the current owners, this superb detached home enjoys some of the best views available on the beautiful East Yorkshire coast. Ideally positioned between Sandsend and Whitby and just steps away from the green open spaces of Whitby golf club, the property also benefits from a large garden with exceptional sea views and a garage with additional private parking.

The accommodation is well-considered and finished to the very highest standard. There is underfloor heating to the ground floor which is largely free flowing and offers direct access to the gardens. Dramatic and far reaching sea views are flanked by Sandsend Ness, and the historic Whitby Abbey and harbour. The main living space is designed to embrace the views, with full height glazing systems and large sliding doors seamlessly linking the inside and outside. There is a stylish kitchen with quality fitted appliances and a large central island ideal for informal entertaining. Generous dining and seating areas offer versatile living/furnishing options all with magnificent views.

To the first floor are 3 bedrooms and a luxurious family bathroom. The primary bedroom suite is exceptional, with a dramatic cathedral ceiling and full height windows enjoying the most impressive sea views and direct access to a large sea facing balcony. The 2nd bedroom also has access to the balcony and would make a fabulous first floor sitting room if required. To the second floor is a further double bedroom with stylish en suite bathroom and many clever design touches including a delightful Velux roof balcony,

The property enjoys a quiet position away from busy roads and with direct access to the coastal path and the sandy beach below. The low maintenance landscaped gardens make the most of the stunning views and provide an excellent backdrop to this near perfect coastal retreat. Which whilst large enough to be a comfortable main residence, works equally well as a turn- key second home. There is a generous garage and additional private parking for up to 3 cars.

- **Cleverly extended and beautifully refurbished 4 bedroom detached house**
- **Unrivalled panoramic sea views both inside and out**
- **Direct access to the sandy beach with both Sandsend and Whitby in walking distance**
- **Quiet residential position away from busy roads**
- **Dramatic free flowing living space with full height glazing and exceptional sea views**
- **Contemporary kitchen and luxury bathrooms**
- **Exceptional primary bedroom with cathedral ceiling, dressing room, ensuite and large balcony with stunning views**
- **Guest bedroom with ensuite and balcony**
- **Superb gardens with amazing sea views**
- **Garage and private parking**

Freehold

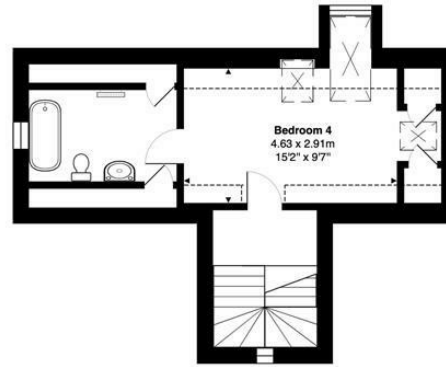


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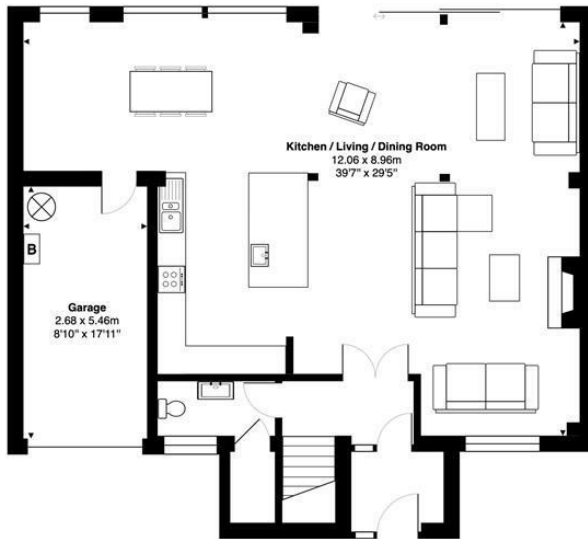


Gross Internal Area: 218.1 m² ... 2348 ft² (excluding garage, balcony)

All measurements are approximated for display purposes only and should be independently verified
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Second Floor
 Gross Internal Area: 34.9 m² ... 376 ft²



Ground Floor
 Gross Internal Area: 102.3 m² ... 1101 ft²



First Floor
 Gross Internal Area: 80.9 m² ... 871 ft²

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 79 |
| (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 | |