



122 Filey Road
Scarborough | North Yorkshire | YO11 3AA

FINE & COUNTRY

122 FILEY ROAD



Are you dreaming of a life near the sea, to escape to the peaceful coast whilst being a stone's throw away from a lively seaside town? This beautiful spacious home eight-bedroom home is the perfect property for those who are wanting a new lifestyle, holiday home or an already popular holiday let business!

Just off a direct road into the centre of a seaside town this home is perfectly positioned! You are set on a no through road and small cul-de-sac looking out onto landscaped golf course with blue sea on the horizon and colourful hills.

Seacrest Lodge is currently a very popular holiday cottage, with returning guests able to accommodate up to 20, with its perfect location, family friendly garden, abundance of space and with an income of close to £100,000 per year this home is the ideal property for those of you looking for another business venture.

You are greeted home in style with this beautiful entrance, you will be proud to welcome guests to your home with your elegant driveway and landscaped grass areas, with separate gates for pedestrians and vehicles gravelled driveway and flourishing flowers!

You are warmly welcomed into the bright foyer area with seating and space to remove your shoes, buckets, and spades from your fun at the beach! With large windows your hallway is bright and open with space for all the family!

If games night or entertaining is a must in your home, then fear not your new lounge has all the space and ambiance for the perfect gathering! With a beautiful feature fireplace and large windows flooding light into your room and giving spectacular views over colourful hills and out onto your wrap around garden! This room can easily be opened up with single glass door into your conservatory giving you extra room for entertaining or have a relaxing separate space to read and unwind.

Next is your dining room, this room currently allows for 20 guests to enjoy a meal together in this room and close to your kitchen entertaining will be easy! With a large window out onto your private garden and a beautiful feature fireplace to set the perfect room for entertaining and enjoying a meal. Hosting Christmas dinner in this room will be done with ease allowing everyone into the same room with all your loved ones together.

The spacious kitchen is really the heart of the home ample storage space and beautiful under cupboard lighting so create the perfect space for preparing meals! Currently housing two ovens for a large family, integrated fridge freezer and adding complimentary white and grey cupboards you have optimum space for all your culinary needs! This room has space for a kitchen table, gives you access to the rear, beautiful conservatory, storage cupboard housing the 2 year old boiler, showing open views onto the garden and a utility room to keep all your washing away and out of mind!

Your conservatory to the rear is a cosy location for evening star gazing and to sit with a good book, or the ideal space for multi family living having their own space away from the rest of the home.

From the main entrance hall is a family bathroom, this light and relaxing space with neutral warm tones, is a great place to unwind after a long day at the beach. The bath with separate shower head attachment offers a chic hotel feeling!









Seller Insight

“Surrounded by beautiful gardens and with stunning sea views, it was the location of 122 Filey Road which first drew us to the property,” say the current owners of this immaculate, modern dormer bungalow just 2 miles from the popular seaside town of Scarborough. “The house enjoys an idyllic position close to the seafront, yet remains within easy reach of all the amenities and activities available in the area, from clifftop coastal walks to quaint fishing villages and sandy beaches.”

Since moving in, the owners have extended what was a single-storey home into a spacious, 8 bedroom family home. “Having created our ideal home and brought up our children here, we later saw the property as a business opportunity and source of income,” they say. “So, since 2015 we have successfully rented it out as holiday accommodation for family groups to get together and explore the wonderful coastline and the dramatic scenery of the North York Moors National Park. With light and spacious rooms, this spacious cottage is ideal for relaxed family time and entertaining alike, and when we lived here, we hosted nearly 100 people for barbecues and birthday parties. The contemporary and sociable kitchen is ideal for preparing family meals and chatting over breakfast, while the formal dining room seats 20 for larger occasions. Our favourite room, however, is the cosy glass snug, which catches the sun all day and provides the perfect place to sit and read a book or simply look out over the beautiful countryside towards the ocean.”

Outside, the wrap around gardens serve as an extension of the indoor living accommodation. “Enclosed by 8-foot hedges, the rear garden provides lovely safe environment for children and pets to run around and play,” say the owners. “Guests have made great use of the top of the range 8-person hot tub with its neon colour changing lights, while al fresco seating areas allow full enjoyment of balmy summer evenings. To the front of the cottage is an attractive pebble driveway, along with a picturesque water feature and mature planting. Set on a private cul de sac with no through traffic, the cottage and gardens are wonderfully peaceful, and not overlooked by any neighbours.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









There will never be a queue for the bathroom again in this home as the next door opens to a separate shower room. This space has been lovingly created to allow optimum space for a large family with shower cubical, wash hand basin and toilet there is no need to share any longer.

The door opposite is the first double bedroom of many for this spacious home. With beautiful wardrobes framing the double bed, decorated in neutral tones, and looking out onto the spectacular hills in the distance this room allows for a peaceful night sleep and a great escape! This room also has an en suite shower room, for multi family living having this room on the ground floor is easily accessible and has the privacy of this on en suite. With shower cubical, decorated in neutral warm tones this space has a peaceful feeling.

The next bedroom you arrive to is next to your shower room, this double room is calm and welcoming with ample space for storage and views onto your landscaped garden!

A beautiful surprise is through your double garage with power, lighting, up and over door is an additional room, currently used a bedroom this stylishly decorated space floods the light in and offers an ideal location for an office away from the main family living space or a perfect workshop!

The final bedroom on the ground floor is perfectly situated with views of the wrap around garden, flooding the light in. This room is so spacious it is currently home to bunk-beds and a double bed with an abundance of space for storage and moving freely around this room! If you are wanting to continue the popular holiday let business this creates a great family room or the perfect rooms for all the children to get excited having a sleepover together!

Arriving up the staircase the skylight windows usher in the warm rays of sunshine and open to the landing with four additional bedrooms. The first to your left has skylight windows, neutrally decorated with large, mirrored sliding doors to an unbelievable wardrobe space. For all of you who have been told you have too many clothes this wardrobe will make you feel like you need more! The sellers have perfected the opportunities in this home to benefit a large family lifestyle by opening up the eves storage to a more efficient and usable space! This room doesn't just stop with the large storage space, as a beautiful en suite bathroom benefits the room perfectly, the shower cubical and gorgeous separate bath and have positioned to allow maximum space and usability in this room.

Following on, a bright and cleverly designed W.C has been purposed into the eves of this home, the skylight windows open up the space meaning no running down the stairs when needing to use the bathroom!

A stylish single bedroom is the next room you will be greeted with, again cleverly designed into the eves of this home is a beautiful, serene space, this could easily be converted to better your needs as a family into a dressing room, den for a playroom or accessible storage location.

Across from here is the next bedroom currently home to three single beds and spectacular views to the colourful hills this room has the opportunity for a double bed and an abundance of storage, dressing tables or for that gaming addict in the family is provides a unique feel with some low head space areas!

The master bedroom of dreams is the final room on the first floor, this vast room currently home to a queen size bed, cot, and sofa bed with still an abundance of space! The room has a mix of windows including skylights to benefit from the seaside views and allows natural light. Decorated in neutral tones its ready for your personal touch to escape in your own space of luxury.









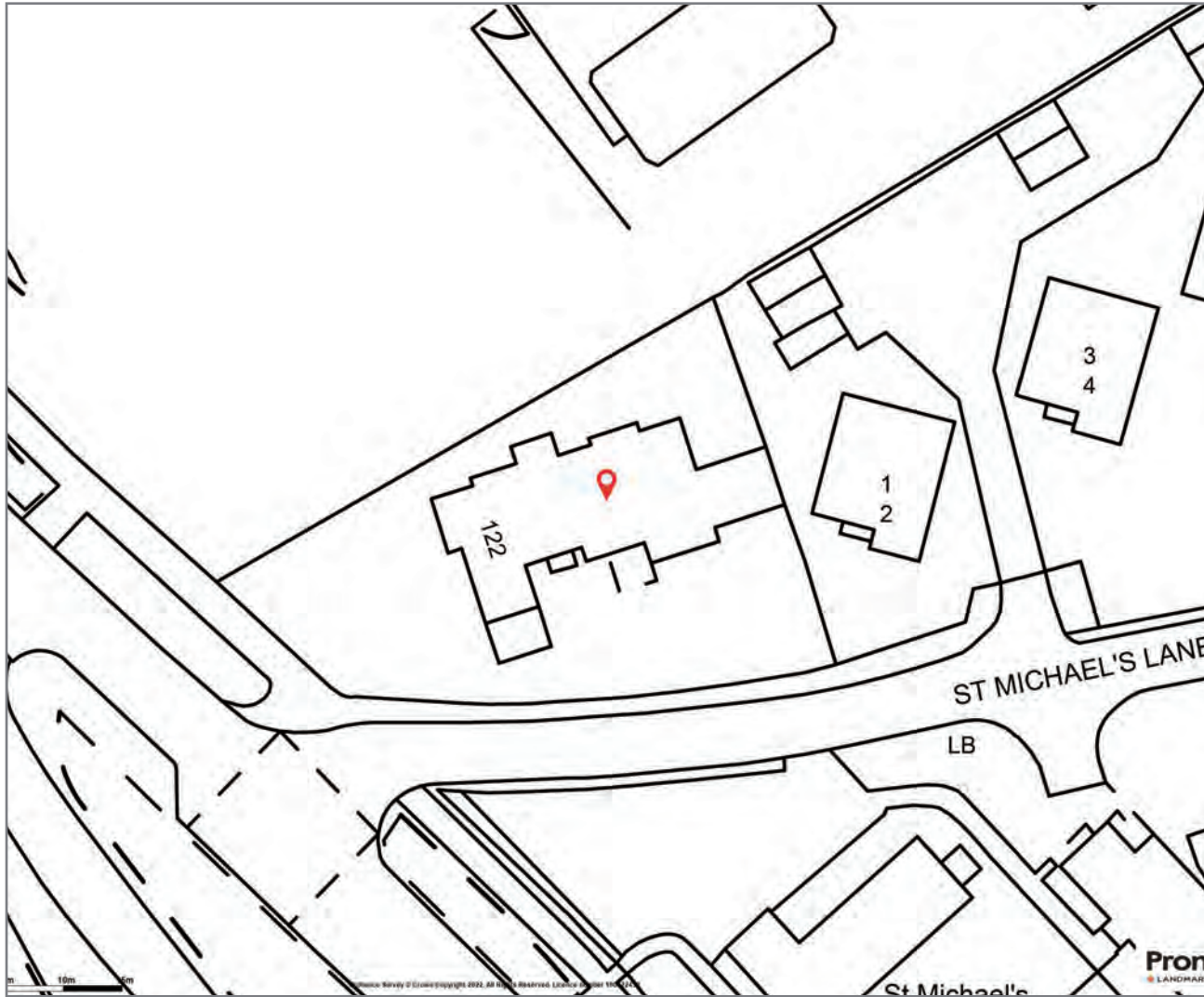




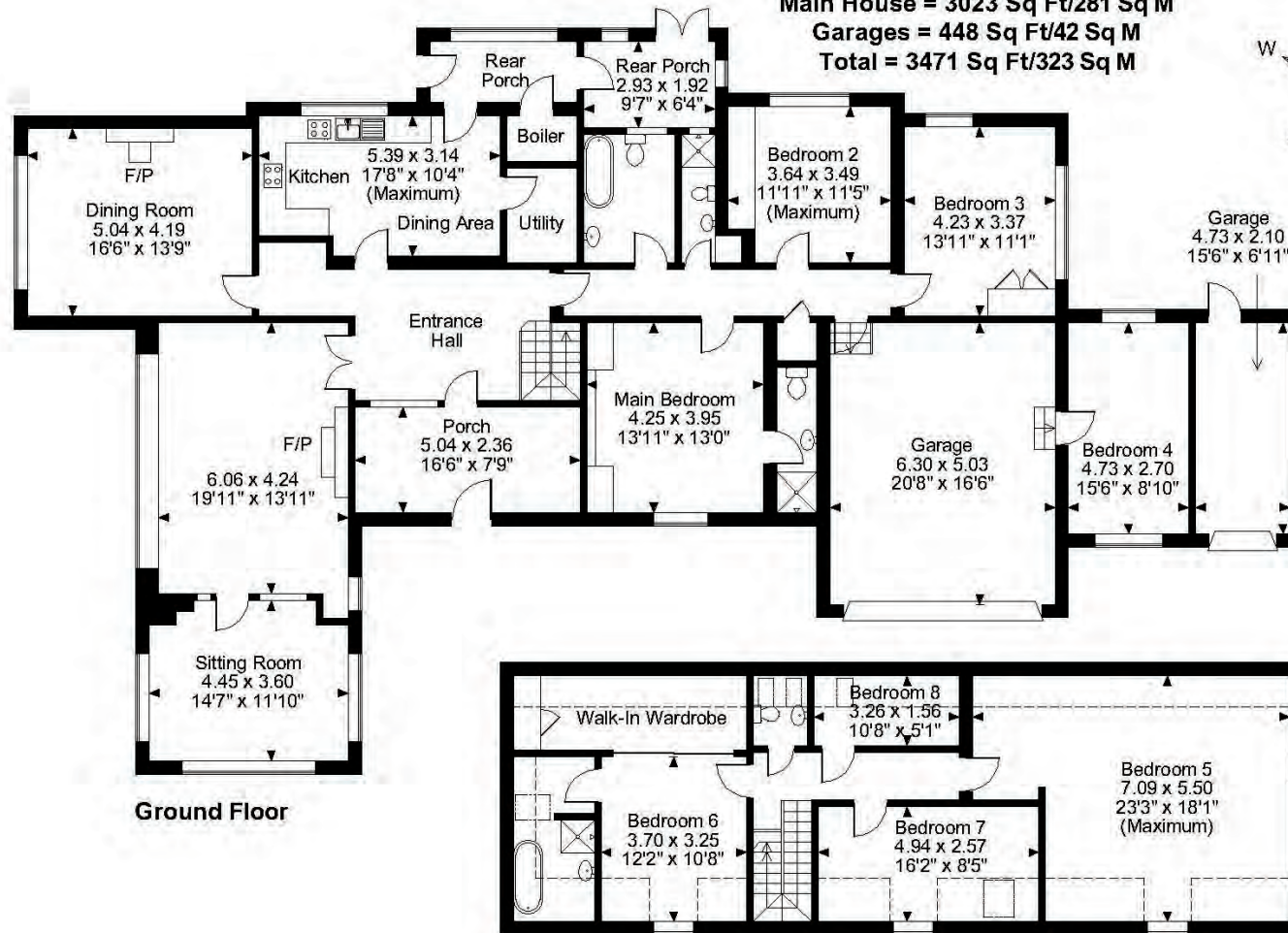
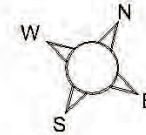
The outdoor space hugging this home has been beautifully maintained with wrought iron gates, lively hedges and gravel walkways flowing through the different sections of your garden. This space is fully enclosed so you can rest assured that your family is space to explore the space and play freely on the lush green grass!







Filey Road, Scarborough
Approximate Gross Internal Area
Main House = 3023 Sq Ft/281 Sq M
Garages = 448 Sq Ft/42 Sq M
Total = 3471 Sq Ft/323 Sq M



Ground Floor

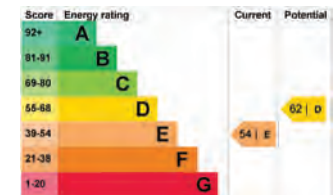
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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