

1 REIGHTON HOUSE FARM CHURCH HILL, REIGHTON



A spacious, semi-detached former farmhouse enjoying a peaceful location & offering accommodation of almost 1,450sq.ft of accommodation, together with a south-facing garden, attached garage & large attic space with potential.

Entrance hall, sitting room, dining room, farmhouse kitchen, rear lobby, cloakroom, cellar, first floor landing, three bedrooms (one of which is currently subdivided) & house bathroom.

Oil-fired central heating.

Enclosed south-facing rear garden. Large, attached garage.

Peaceful location fronting onto a quiet, no-through road.

GUIDE PRICE £325,000

This characterful old house has been in the ownership of the same family for over a century, having been passed on through several generations. Formerly part of a working farm, the original farmhouse was divided into two, around 20 years ago.

The property might now benefit from some cosmetic updating but offers spacious accommodation with further potential within a large attic room, which runs the full length of the house. The accommodation extends to almost 1,450sq.ft and benefits from oil-fired central heating, in brief it comprises entrance hall, sitting room, dining room, farmhouse kitchen, rear lobby and cloakroom. To the first floor there are three bedrooms and a house bathroom; one of the bedrooms has been subdivided to create two interconnecting rooms but could very easily be opened back up to form a large double bedroom. A staircase from the landing leads to a large attic space, which has potential to convert (subject to all usual consents).

Adjoining the house is a large, 260sq.ft garage, providing useful storage and off-street parking. To the rear is a private, south-facing garden with lawn, patio, shrub borders and two brick-built stores.

Reighton is an easily accessible village located approximately 3 miles south of Filey and 6 miles north of Bridlington. There is an abundance of footpaths from the village, making it an ideal spot from which to explore the Heritage coast. 1 Reighton House Farm is positioned at the southern edge of the village, fronting onto a quiet no-through lane. A comprehensive range of facilities can be found in nearby Filey, which is known from its wide sandy bay, which stretches for 5 miles from Filey Brigg down to Bempton Cliffs, where there is an RSPB reserve.



ACCOMMODATION

ENTRANCE HALL

Doors to the Sitting Room and Dining Room.

SITTING ROOM

5.4m x 3.7m (max) (17'9" x 12'2")

Open fire with marble surround, cast iron insert and tiled hearth. Exposed beams. Television point. Sash window to the front. Radiator.



DINING ROOM

5.0m x 3.3m (max) (16'5" x 10'10")

Open fire with stone surround and hearth. Exposed beams. Staircase to the first floor. Understairs cupboard. Casement window to the rear. Radiator.





REAR LOBBY

1.8m x 1.5m (5'11" x 4'11")

Automatic washing machine point. Door to the rear.

CLOAKROOM

1.5m x 0.9m (4'11" x 2'11")

Low flush WC and wash basin.

FIRST FLOOR

LANDING

Staircase to the attic. Sash window to the front. Radiator.

FARMHOUSE KITCHEN

5.6m x 5.0m (max) (18'4" x 16'5")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Electric cooker. Integrated fridge freezer. Exposed beams. Sash window to the front and casement window to the rear. Access to the cellar. Two radiators.



BEDROOM ONE

4.2m x 3.8m (13'9" x 12'6")

Fitted wardrobe. Sash window to the front. Radiator.



BEDROOM TWO

4.0m x 3.1m (13'1" x 10'2")

Fitted wardrobe. Casement window to the rear. Radiator.



BEDROOM THREE

3.9m x 2.4m (12'10" x 7'10")

Casement window to the front. Radiator. Door leading through to:-



BEDROOM FOUR

4.0m x 2.5m (13'1" x 8'2")

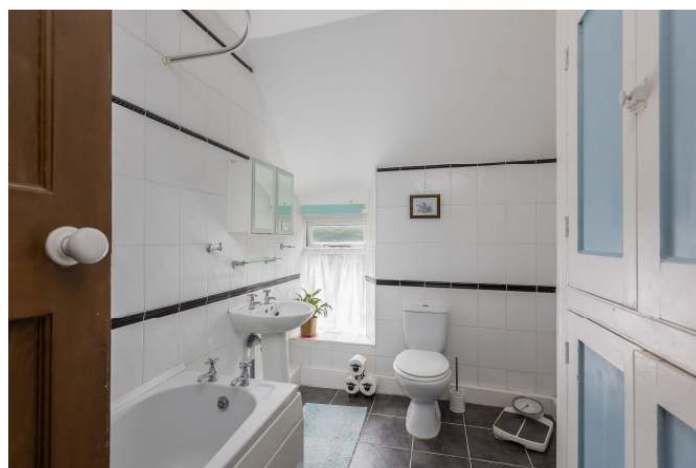
Range of fitted wardrobes. Casement window to the rear.



BATHROOM & WC

2.9m x 2.2m (9'6" x 7'3")

White suite comprising bath with shower over, wash basin and low flush WC. Fully tiled walls. Fitted storage cupboard. Casement window to the rear. Heated towel rail.



Attic Space

OUTSIDE

The garden lies entirely to the rear of the house and enjoys a good level of privacy and a south-facing aspect. It is made up of lawn, shrub borders, a paved patio area and brick-built coal and garden stores. Parking is available both on the no-through lane in front of the house, and in the attached garage.

ATTACHED GARAGE

5.3m x 4.6m (17'5" x 15'1")

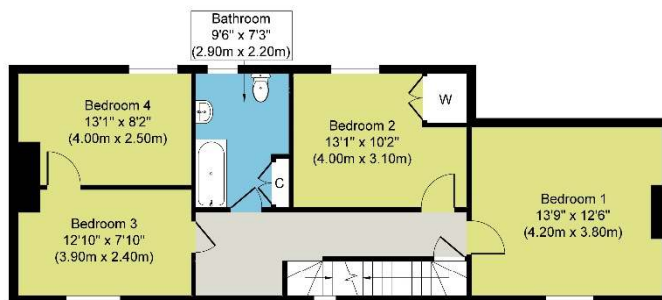
Up and over door to the front. Personnel doors to the front and rear. Electric power and light.



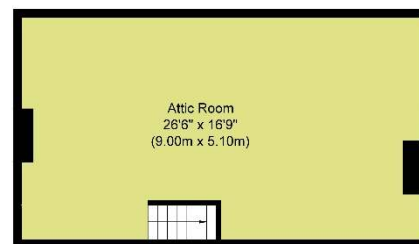
GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Oil-fired central heating.
Council Tax: Band: C (North Yorkshire Council).
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code: YO14 9RX.
EPC Rating: Current: E51. Potential: C73.
Viewing: Strictly by prior appointment through the Agent's office in Malton.

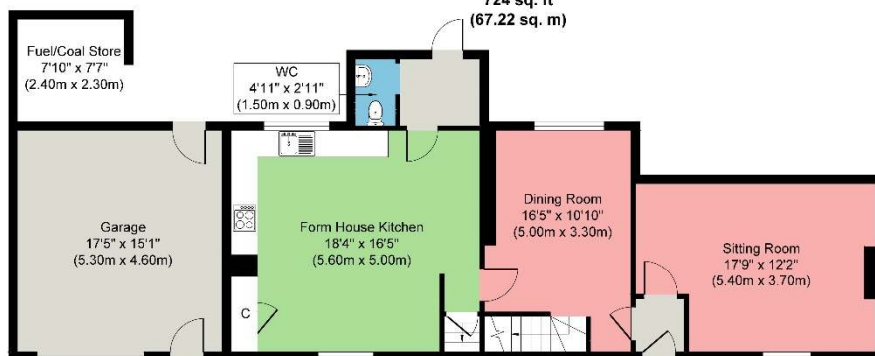
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



First Floor
Approximate Floor Area
724 sq. ft
(67.22 sq. m)



Attic Floor
Approximate Floor Area
484 sq. ft
(45.00 sq. m)



Ground Floor
Approximate Floor Area
1,080 sq. ft
(100.38 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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