

SPELL HOWE

White Gate Hill, Hunmanby, Filey, North Yorkshire

SPELL HOWE

Substantial, detached modern house overlooking its gardens and land with commanding coastline views

*Hunmanby 2 miles • Filey 5 miles
Scarborough 8 miles • York 39 miles*

Entrance and staircase hall • cloakroom/wc • kitchenette • sitting room • snug • garden room • kitchen/dining room • utility room • rear entrance porch

5 bedrooms • 4 bathrooms

Double garage • outbuilding • dovecote • historic air raid shelter • field building

Driveway • parking and turning area • gardens and grounds

In all some 4.6 acres

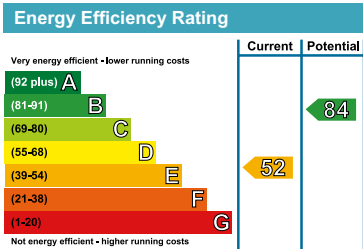
For Sale Freehold



ESTABLISHED 1992

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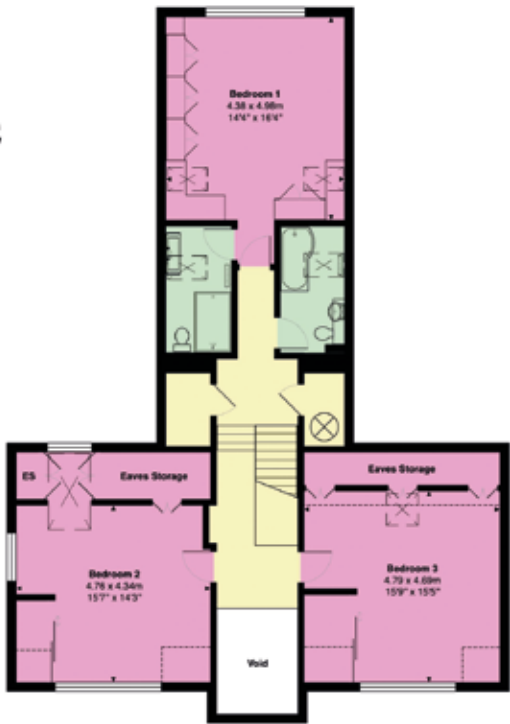
Spell Howe, White Gate Hill, Hunmanby, Filey, North Yorkshire YO14 0LD

Approximate Gross Internal Floor Area
297.7 SQ M / 3204 SQ FT
(excluding void, double garage, workshop, garden store)

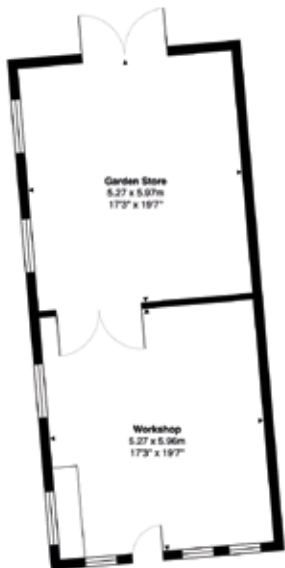
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Ground Floor
Gross Internal Area: 188.3 m² ... 2027 ft²



First Floor
Gross Internal Area: 109.4 m² ... 1177 ft²



Gross Internal Area: 63.7 m² ... 686 ft²



Gross Internal Area: 41.0 m² ... 441 ft²

City

Country

Coast

Spell Howe is a comprehensive renovation of a detached house that stands on its own with no close neighbours and with panoramic views from its elevated position at the top of White Gate Hill. The all-inclusive programme of renovation, inside and out, has just concluded and the property is offered as nearly new and ready to be occupied. Few opportunities exist to purchase a detached house with land and all-encompassing views across open countryside to the coastline, from Filey to Scarborough and beyond. Spell Howe comes with a garage, ample parking options for many vehicles, outbuildings and paddocks. It stands back from the road to Hunmanby, approached via a sweeping drive.

- Substantial detached house with land
- Outstanding coastline views from all rear windows
- Versatile accommodation of some 3200 sq ft with up to 5 bedrooms
- Ground floor bedroom suites, potential for annexe
- Significant outbuildings
- Potential for equestrian use
- Gardens, grounds and paddocks – totalling 4.6 acres
- 10 minutes' drive to Filey and the sandy beaches of the Yorkshire coast
- Available with no onward purchase



Tenure: Freehold

EPC Rating: E

Council Tax Band: F

Services & Systems: Mains electricity and water. Oil central heating. Private drainage.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





Spell Howe was constructed in the mid-20th century and has been fully renovated and updated in the last two years. It is triple glazed throughout and many of the picture windows take advantage of the outstanding coastline views.

The principal ground floor rooms flank the central hallway and, at the far end, lies the 34 ft kitchen/dining room. A tantalising view of the coast can be glimpsed from the statement entrance looking directly through to the windows at the rear of the house. The kitchen/dining room is triple aspect with full height bifold doors that open to the terrace, creating a magnificent inside/outside space. The views are jaw-dropping. The room has underfloor heating and is fitted with sleek kitchen units, granite worktops, a large island unit, integrated Siemens appliances, a Rayburn stove and utility area.

Alongside is a polygonal garden room with French doors onto the terrace. The well-proportioned sitting room has a linear, glass-fronted electric living flame fire and double doors opening to the snug with its wraparound glazing and magnificent outlook.

The accommodation is flexible with ground floor bedroom suites as well as a kitchenette that could combine with bedroom 5 and accompanying bathroom to form an annexe with an independent entrance. The bedrooms are all doubles and those on the first floor enjoy views of the coastline, one through a Velux balcony window. The principal bedroom suite is privately situated on the northern wing of the house, has wall-to-wall fitted wardrobes/cupboards, an en suite bathroom and a picture window framing the coastline view. The galleried landing makes a statement with a large window facing the tree-lined drive.



Throughout the house provides ample storage options from generous bedroom eaves storage, to linen cupboards off the landing and a walk-in understairs cupboard off the hall.

Outside

The property is approached through electric gates. A tree-lined gravel drive sweeps around to a turning circle in front of the house and the garage, continuing to a parking area outside the detached outbuilding. The approach is attractive with expanses of lawn and stands of trees underplanted with spring bulbs. A dovecote sits on the mound that forms the air raid shelter. The double garage is detached and brick-built with a pantile roof and electric doors. Its construction with cavity walls lends itself well to conversion to an annexe. An additional shed with metal structure and pantile roof extends nearly 40 ft. It has power, light, water and an insulated roof.

Behind the house and situated to take full advantage of the view is the expansive paved terrace accessed from the snug, garden room and kitchen/dining room. Steps descend to a generous area of lawn fully enclosed by a post and rail fence lined with a laurel hedge. A metal gate gives access to the parking area.

The paddock land lies predominantly to the north and west of the house. It is enclosed with fencing. There is a detached outbuilding that formerly served as a stable, and separate road access via a farm gate.





Environs

The nearby village of Hunmanby is nestled on the edge of the Yorkshire Wolds some two miles from the local beach at Hunmanby Gap. The village is well served with amenities including a doctor's surgery, primary school, several pubs, a variety of shops including grocers, butchers, and delicatessen and a 9-hole golf course. The nearby seaside towns of Filey and Scarborough provide a greater range of services as well as beautiful sandy beaches.

Directions

From Malton Road head up White Gate Hill and the property is approximately half a mile up the hill on the left hand side.

What3words: ///sketch.sued.recorders

Viewing

Strictly by appointment.



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** March 2025. Brochure by wordperfectprint.com



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