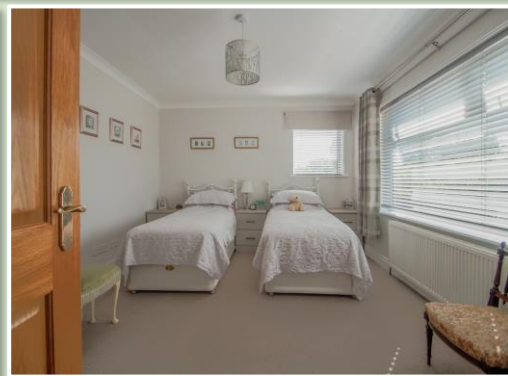




Watsons Lane, Reighton, Filey, North Yorkshire, YO14 9SD

£395,000

Superb views. Beautiful large gardens. Spacious detached bungalow. Secluded back lane location. Immaculately presented. This is an ideal retirement and lifestyle opportunity with plenty of further potential.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this superb detached bungalow, offering a versatile layout, and enjoying an elevated position with far reaching views. Ideally located on a quiet and exclusive back lane in this desirable village, with walks to the coast immediately accessible from the doorstep. Features include: spacious rooms, plentiful natural daylight, tasteful decoration, quality fixtures, LPG tank central heating, majority double glazing, versatile layout options and scope for extending. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, size, gardens, views, lifestyle, presentation and value.

PROPERTY SUMMARY

The spacious accommodation includes a hall, lounge, front sun room, dining kitchen, 2 x double bedrooms, 1 x single/office, bathroom, rear garden room, utility and attached (large) single garage. Externally there is a generous driveway and beautiful, large, mature gardens to the front and rear.

LOCATION

An exclusive and tucked away back lane in the desirable and popular East Coast village of Reighton. Offering an ideal location for out-of-town living, while enjoying easy access into the thriving centres of Filey, Hunmanby and Bridlington, for access to a full range of shops, supermarkets, facilities and recreational amenities. This ever-popular part of Yorkshire's stunning East Coast is ideal for residents and holiday makers. There are beautiful coastal walks nearby, and one can walk to the beach from the doorstep in approximately 20 minutes, with further walks onwards to Speeton and Filey along the 5.5 mile long sandy cove beach. This is an excellent spot for walkers, dog owners and bird watchers. There are great transport links in the area, with road, rail and bus services connecting these coastal towns and villages to York, Leeds, Hull and beyond.

DIRECTIONS

Sat Nav location: YO14 9SD.

GROUND FLOOR

Welcoming central reception hallway with coat storage and additional inner hall area.

Lounge 14' 4" x 12' 5" (4.37m x 3.78m)

Comfortable main reception room with focal fireplace, side window and open plan into:

Sun Room 9' 8" x 9' 8" (2.94m x 2.94m)

Enjoying all day sun and an elevated view over the front gardens.

Kitchen / Diner 14' 5" x 14' 1" (4.39m x 4.29m)

A large and well-equipped kitchen with ample dining space, pantry and large side window. Recently fitted Worcester Bosch boiler.

Garden Room 19' 10" x 5' 9" (6.04m x 1.75m)

A pleasant seating area overlooking the rear garden and views beyond.

Utility & WC

Useful separate utility space for laundry and storage. The separate toilet is ideal for gardeners and visitors to use when outdoor entertaining.



Bedroom One 14' 5" x 11' 10" (4.39m x 3.60m)
Large double bedroom with fitted wardrobes and front window.

Bedroom Two 12' 0" x 11' 4" (3.65m x 3.45m)
Double bedroom with fitted wardrobes and rear window.

Bedroom Three / Office 8' 11" x 7' 8" (2.72m x 2.34m) max L shaped.
Ideal as an office, occasional bedroom or hobby room.

Bathroom 8' 6" x 8' 6" (2.59m x 2.59m)
Fitted white 4 piece bath suits plus separate shower cubicle with mixer shower. Rear window.



Ground Floor





GARAGE 22' 0" x 9' 11" (6.70m x 3.02m)

Large enough to park a car in, plus workshop space. Side and rear windows, rear door and sliding front garage door. Power, light and internal drainage.

OUTSIDE

This generous, elevated plot has mature and beautifully presented gardens to the front and rear, with lawns, seating areas, flower beds and trees. Greenhouse to the front. From the rear are some exceptional long distance views up the coast towards Filey. The wide driveway provides ample parking and turning space.

PROPERTY TO SELL?

We sell successfully for clients throughout the North of England.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.

Council Tax Band: D.

These details were prepared / amended on: 17/08/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	53
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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