



Gristhorpe Manor, 9 Main Street, Gristhorpe, Filey, North Yorkshire, YO14 9PP



## A BEAUTIFULLY UPDATED 17TH CENTURY VILLAGE HOME WITH SPACE, CHARACTER AND FAR-REACHING VIEWS



Dating back to the mid-1600s, this impressive home combines period charm with modern living across around 6,000 sq ft of flexible space, including up to seven bedrooms, three bathrooms and five reception rooms. Recently improved and ready to move into, it features a high-quality kitchen, dining and living area, plenty of natural light from bay windows, and sits within approximately 2.38 acres of private grounds with open views, all set in a well-connected village close to Filey and Scarborough.

## From the Agent's Perspective

This is a rare chance to secure a home that brings together history, space and everyday practicality in a way that is not often found within a village setting. Properties of this age and scale are seldom available in such a central yet private position, and it is clear a great deal of care has gone into ensuring the house works for modern life while keeping its original character.

The current owners have invested significantly over the past year, and the results are easy to see. The finish throughout is of a high standard, meaning a buyer can move straight in without the need for further work. The improvements have been thoughtfully carried out, with a clear focus on creating comfortable, usable spaces while respecting the period features that give the home its charm.

One of the strongest features of the property is its flexibility. The layout offers a wide range of options, whether you are looking for multiple reception rooms, dedicated work-from-home space, or areas for hobbies and leisure. It would suit a growing family, those needing multi-purpose rooms, or anyone wanting the freedom to shape the home around their lifestyle.





The generous amount of storage is another practical benefit that is often hard to find in properties of this type.

The kitchen, dining and living space stands out as the heart of the home. It has been designed with both day-to-day living and entertaining in mind, offering a sociable and well-planned area that connects easily with the rest of the house. Natural light flows well through the property, helped by the bay windows, creating a bright and welcoming feel across many of the rooms.

Outside, the grounds provide a strong sense of space and privacy, with open views adding to the appeal. Despite this, you remain right in the centre of the village, giving a good balance between a quiet setting and easy access to local amenities and nearby coastal towns.



Overall, this is a home that offers both character and versatility, making it well suited to a wide range of buyers.

## Location

Filey and its surrounding villages offer the perfect blend of coastal charm, village tranquillity, and modern convenience, making them ideal for families, commuters, and retirees. The town provides strong primary and secondary schools, with further and higher education easily accessible in Scarborough, Hull, and York. Excellent transport links, including Filey railway station with direct trains to nearby Seamer and the coast, Hull and York. The A165 and A1039, and regular bus services, make commuting and regional travel straightforward. Residents enjoy a long sandy beach, scenic promenades, national walking routes, and a close-knit community, while nearby villages like Hunmanby and Muston provide peaceful rural retreats. With its combination of quality education, reliable transport, and leisure opportunities, Filey is a highly desirable place to live, work, and raise a family.

## Services

Mains gas, water, electricity and drainage are connected to the property

## Tenure

The tenure of the property is freehold.



## Council Tax

Council Tax is payable to the Scarborough Town Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.\*

## Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

## Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Viewings

Strictly by appointment with the sole agents.

## Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

**Important Buyer Information:** To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



GROUND FLOOR  
2687 sq.ft. (249.6 sq.m.) approx.



1ST FLOOR  
1472 sq.ft. (136.8 sq.m.) approx.



2ND FLOOR  
1164 sq.ft. (108.2 sq.m.) approx.



MAIN STREET, GRISTHORPE, FILEY, NORTH YORKSHIRE, YO14 9PP

TOTAL FLOOR AREA : 5324 sq.ft. (494.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

8 Kingston Rd, Willerby, Hull, HU10 6BN

Tel: 01482 420999 E-mail: [eastyorkshire@fineandcountry.com](mailto:eastyorkshire@fineandcountry.com)

1 Saturday Market, Beverley, HU17 0BB

Tel: 01482 887770 E-mail: [eastyorkshire@fineandcountry.com](mailto:eastyorkshire@fineandcountry.com)



Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA

To find out more or to arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

