



## Church Cliff Farm, Filey, YO14 9ET

- One Bedroom Cottage
- Off Road Parking & Garage
- Front & Rear Gardens
- Grade II Listed
- Gated Community
- No Onward Chain
- Open Plan
- EPC - C

**£190,000**

**HUNTERS**  
HERE TO GET *you* THERE



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\*\*\*SOLD BEFORE MARKETING\*\*\*

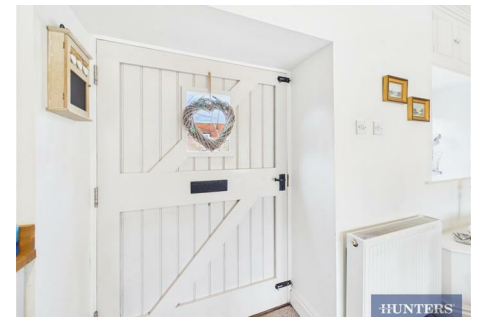
Hunters are delighted to bring to the market this beautifully presented one bedroom terraced barn conversion, forming part of an attractive gated development and offering a charming blend of traditional character and modern comfort. Offered to the market with no onward chain, this Grade II listed property would make an ideal coastal retreat or peaceful permanent residence.

Internally, the property is full of character with high ceilings and exposed beams throughout, creating a bright and welcoming feel. The accommodation briefly comprises a spacious open plan lounge, kitchen and dining area, providing a sociable living space with plenty of room to relax and entertain. Patio doors from the living area open directly onto the rear garden, allowing plenty of natural light and creating a lovely connection to the outdoor space. There is a well-proportioned double bedroom, which also benefits from patio doors leading out to the rear garden, along with a modern shower room. The property also benefits from gas central heating.

Externally, the cottage enjoys both front and rear gardens, with the rear garden being particularly generous and featuring a summer house, providing a fantastic outdoor space to enjoy during the warmer months. The property further benefits from off-road parking and a garage, as well as access to beautifully maintained communal gardens within the development.

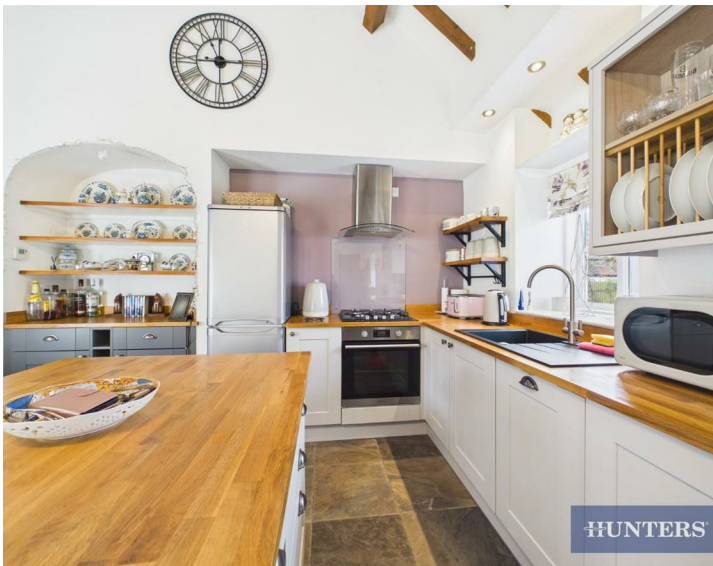
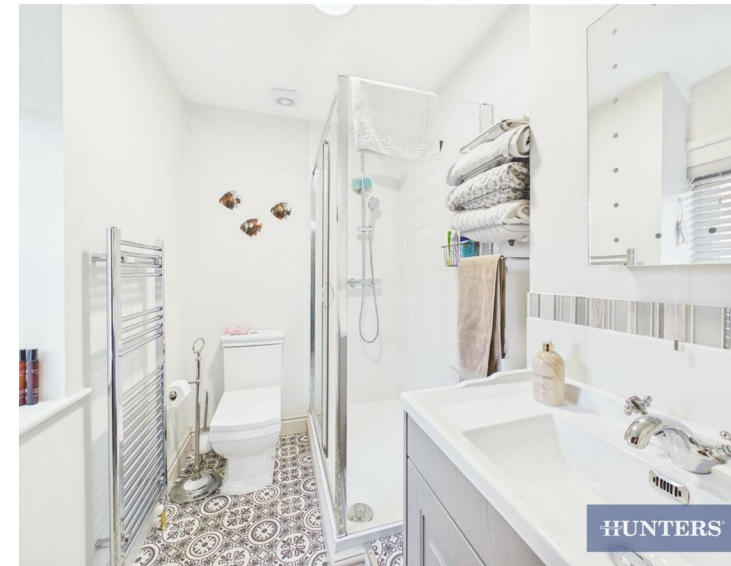
The property is freehold, with a management fee of approximately £700 per year which contributes towards the upkeep of the communal grounds and shared areas within this well-maintained gated community.

Combining charming period features, peaceful surroundings and excellent outdoor space, this unique cottage offers a rare opportunity to acquire a characterful home within an attractive and well-kept setting. Early viewing is highly recommended.





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## HMRC Disclaimer - Filey

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



Ground Floor Building 1



Ground Floor Building 2

HUNTERS®

Approximate total area<sup>(1)</sup>  
636 ft<sup>2</sup>  
59.1 m<sup>2</sup>

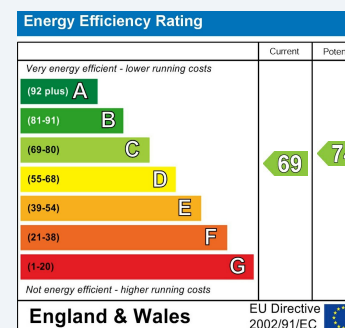
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.