



## Royal Oak, Filey, YO14 9QE

- Semi-Detached Cottage
- Beautifully Presented
- Off Road Parking & Gardens
- Three Bedrooms
- One Bedroom Annex
- EPC Grade: D

**Guide Price £340,000**



Nestled on a historic railway crossing, this beautifully presented three-bedroom semi-detached cottage, originally the old gate keepers cottage, offers a unique blend of character, charm, and modern convenience. Dating back to the 1880s, the property boasts a spacious main house alongside a one-bedroom, one-bathroom annex, currently operating as a successful holiday let. This could also be used as living accommodation for relatives, or as a business opportunity.

Stepping inside the main home, you'll find a large and inviting living room with log burner and built-in bookshelf, a light-filled sunroom with garden views, and a modern kitchen/diner, ideal for entertaining. A practical laundry room with WC completes the ground floor. Upstairs, three well-proportioned bedrooms and a contemporary family bathroom provide comfortable and stylish accommodation, with the first floor offering beautiful sea and field views.

Outside, the mature and beautifully maintained gardens offer a tranquil retreat, enjoying exceptional privacy. The property also benefits from off-road parking and solar panels, making it both practical and energy-efficient.

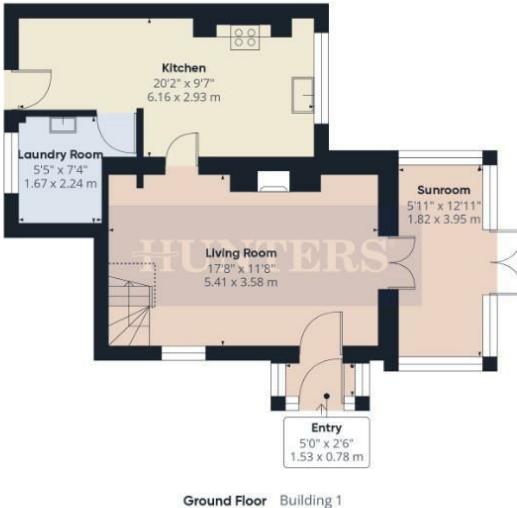
Situated between the coastal town of Filey and the charming village of Hunmanby, this home offers the best of both worlds—stunning coastal and countryside walks while being just a short drive from ample local amenities.

A rare opportunity to own a piece of history with modern comforts and excellent income potential—viewing is highly recommended!



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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

## 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.

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# 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	8.13 ft <sup>2</sup>	67
(81-91)	B	121.41 m <sup>2</sup>	58
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate total area<sup>(1)</sup>

1306.86 ft<sup>2</sup>

121.41 m<sup>2</sup>

Reduced headroom

8.13 ft<sup>2</sup>

0.76 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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.