



Dee Atkinson & Harrison

'STUBBERHILL', WATSONS LANE, REIGHTON, NORTH YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS



**‘STUBBERHILL’
WATSONS LANE
REIGHTON
NORTH YORKSHIRE
YO14 9SD**

**Offers in the Region of
£595,000**

Bridlington 8 miles | Scarborough 11 miles
Driffild 16 miles | Malton 25 miles
Hull 34 Miles | York 45 miles

A rare opportunity to acquire an individual period country residence occupying a delightful rural setting on the edge of the highly regarded coastal village of Reighton. Stubber Hill is a charming detached home believed to date from the mid-18th Century, having been sympathetically enlarged over the years to provide comfortable family accommodation whilst retaining a wealth of character including exposed beams, solid oak internal doors, feature fireplaces and attractive cottage-style elevations.

The property now stands within grounds extending to just over 7 acres (2.83 hectares) comprising formal gardens, timber stabling, garaging, useful outbuildings and well-fenced grazing paddocks, making it ideally suited to those with equestrian interests, small livestock or those simply seeking an attractive country lifestyle.

The property enjoys an attractive outlook across its own grazing land and surrounding countryside, with lovely views from the first floor towards the rolling landscape of the Yorkshire Wolds and nearby coastline. The combination of privacy, character and excellent outside space creates a property that is seldom available within such easy reach of Filey, Bridlington and the Yorkshire coast.

Whilst the property has been generally well cared for over many years, prospective purchasers are likely to wish to update the kitchen fittings, decorative finishes, and floor coverings, to suit modern tastes. This is fully reflected in



the asking price and provides an excellent opportunity for a purchaser to modernise and personalise the accommodation to their own requirements, without compromising the property's inherent character and charm.

LOCATION

'Stubberhill' occupies a delightful semi-rural position on Watson's Lane on the edge of the sought-after village of Reighton, approximately 4 miles south of Filey and 6 miles north of Bridlington. The village offers a public house, church and village hall, whilst a wider range of shopping, leisure and educational facilities are available in the neighbouring coastal towns of Filey and Bridlington.

The property enjoys excellent access to the spectacular Heritage Coastline, including the beaches at Reighton Sands, Hunmanby Gap and Filey Bay, together with nearby Bampton Cliffs, one of the country's finest RSPB nature reserves. The surrounding countryside also provides an extensive network of bridleways and quiet country lanes, making the property particularly attractive to equestrian enthusiasts and those who enjoy walking and outdoor pursuits.

ACCOMMODATION

GROUND FLOOR

STORM PORCH

With glazed entrance door and part glazed inner door leading into:

ENTRANCE HALL 13'0" x 9'4" (3.96m x 2.85m)

With exposed-beam ceiling, oak block flooring (currently covered by carpet), principal staircase leading off, understairs cupboard, radiator, and exposed brickwork. Oak panelled doors lead off to:

CLOAKROOM

With low-level WC, corner wash hand basin, radiator, and cupboard housing the electricity fuse box.

SITTING ROOM 21'6" x 14'11" (6.55m x 4.55m)

A delightful dual aspect reception room enjoying attractive views over the gardens and surrounding countryside. Feature stone fireplace with inset multi-fuel cast-iron fire,

exposed beams, wall light points, two radiators, and two French doors leading outside.

DINING ROOM 13'1" x 12'8" (3.99m x 3.86m)

A charming reception room with exposed beam ceiling, log burner, radiator and door leading through to the kitchen.

KITCHEN/BREAKFAST ROOM 17'6" x 12'8" (5.33m x 3.86m)

Fitted with an extensive range of wall and base units incorporating work surfaces, stainless steel sink unit, oil fired two oven Aga, space for a breakfast table. Dual aspect windows provide excellent natural light. Beamed ceiling, two radiators, rear entrance door and a secondary enclosed staircase with under stairs cupboard leading to the first floor.

FIRST FLOOR

LANDING

With linen cupboard and further storage cupboard.

BEDROOM ONE 17'7" x 15'1" (5.36m x 4.60m)

A spacious principal bedroom enjoying attractive views across the surrounding countryside. Four fitted double wardrobes, two radiators and fitted wall lighting. This bedroom is considered large enough to accommodate an en-suite shower room facility if required.

BEDROOM TWO 13'2" x 9'4" (4.01m x 2.84m)

With exposed roof timbers, dormer window, fitted wardrobe and a radiator.





BEDROOM THREE 15'5" x 13'4" (4.70m x 4.06m)

A further generous double bedroom with exposed roof timbers, a dormer window, a built-in storage cupboard, and a radiator.

BATHROOM

Fitted with a modern white suite including an encased bath with a hand shower attachment, a large separate shower cubicle, a bidet, a low-flush WC, a pedestal wash hand basin, a heated towel rail, and an airing cupboard.

OUTSIDE

'Stubberhill' occupies an elevated south facing position adjoining and overlooking open countryside. The house is approached via a private driveway leading to an extensive parking and turning area flanked by:

GARAGE

The property benefits from a large triple garage that also houses the 600-gallon oil storage tank.

FUEL STORE

Adjoining the garage and accessed via timber doors.

LAUNDRY ROOM

A useful room that is separated from the house by a covered walkway from the kitchen and has plumbing for an automatic washing machine and space for freezers. Adjacent is the BOILERHOUSE. There is also a brick and tile Kennel.

The established gardens include lawns, mature trees, flowering shrubs and seating areas, providing a delightful setting for the house while offering a high degree of privacy.

STABLES

The drive also provides access to the timber stable block, which incorporates four loose boxes (two of which are foaling boxes), a tack/feed room, and an adjoining yard. Water and electricity are connected. This area also has a useful timber hay/straw barn that faces towards the stables.

PADDOCKS

The land extends to just over 7 acres (2.83 hectares) and is



principally laid to well-fenced permanent pasture divided into useful grazing paddocks. The paddock to the rear of the stables is stock-proof fenced and extends to approximately 1.35 acres (including the tree belt to the Eastern side).

The larger paddock is situated opposite the house and offers approximately 6.1 acres of grazing pasture with a particularly attractive open aspect over the surrounding countryside, providing excellent grazing for horses or livestock. A timber field shelter is located in the field close to the access gate. Although currently not fully separated, this comprises two paddocks (one 2.13 acres and the other 3.97 acres) separated by incomplete hedging.

SERVICES

Mains water, electricity and drainage are connected to the property. The property is heated via an oil-fired boiler. There is also a bottled LPG supply.

TENURE

Freehold with vacant possession upon completion.

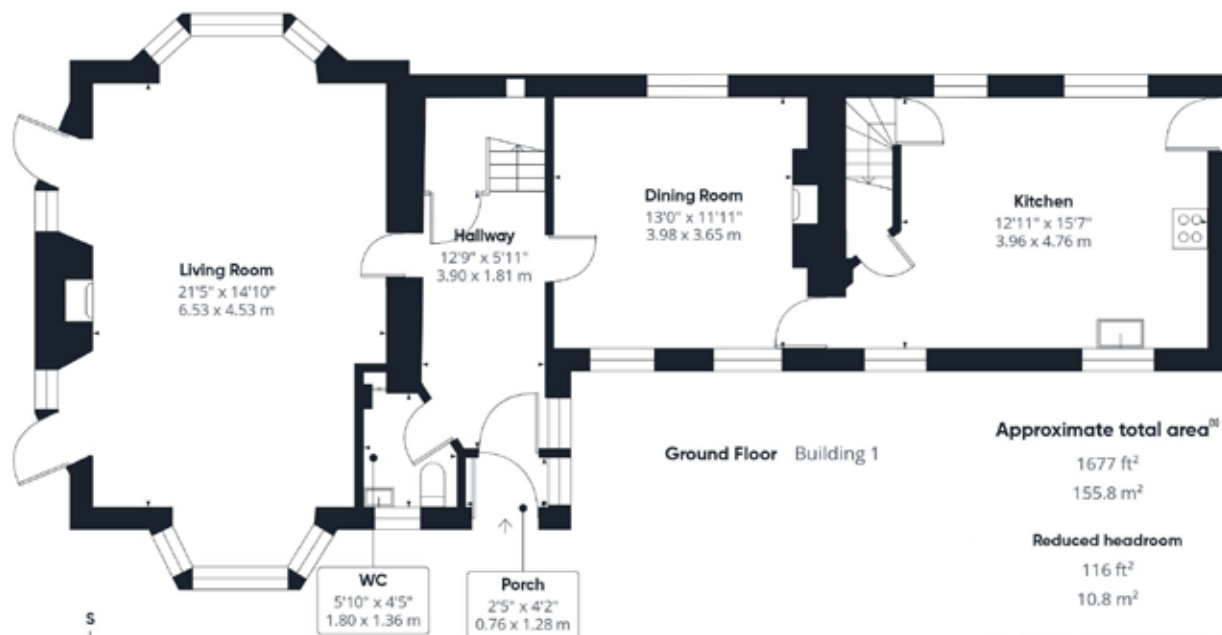
COUNCIL TAX

Council Tax is payable to East Riding of Yorkshire Council. The property is listed as being in Council Tax Band D.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.





Ground Floor Building 1

Approximate total area⁽¹⁾

1677 ft²

155.8 m²

Reduced headroom

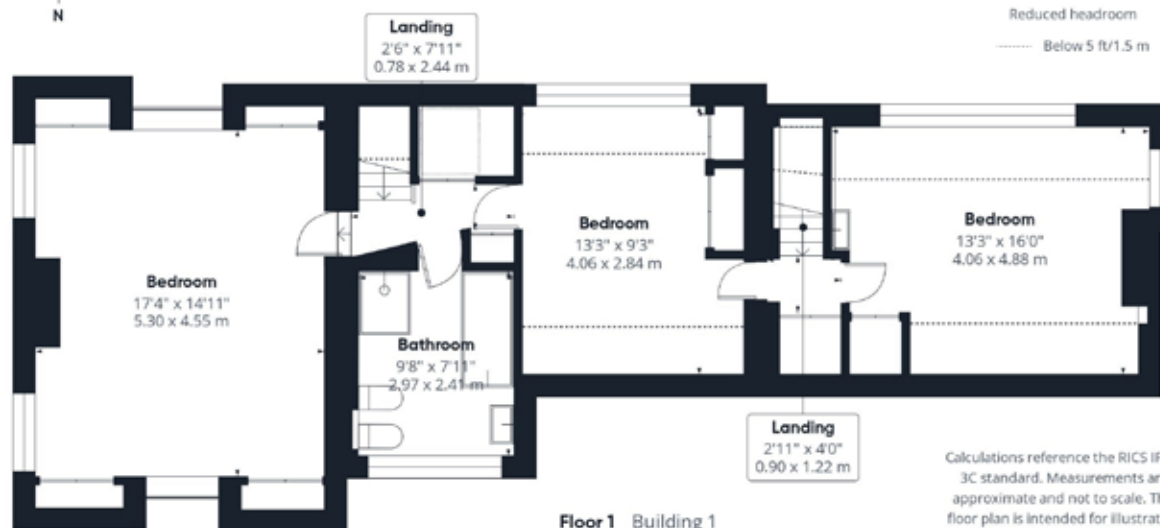
116 ft²

10.8 m²

(1) Excluding balconies and terraces

Reduced headroom

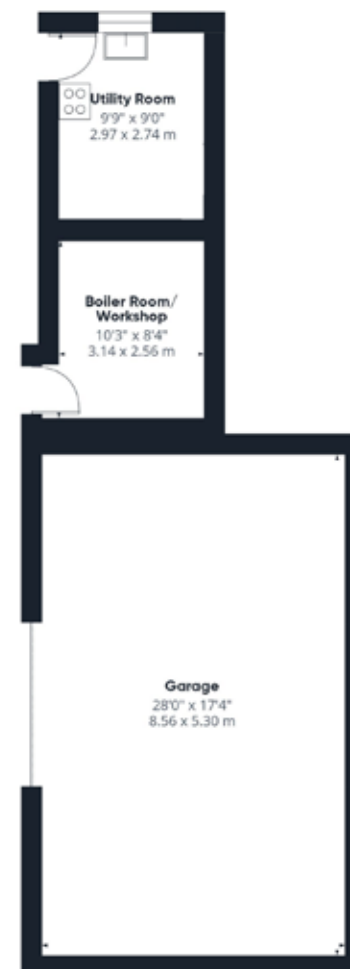
..... Below 5 ft/1.5 m



Floor 1 Building 1

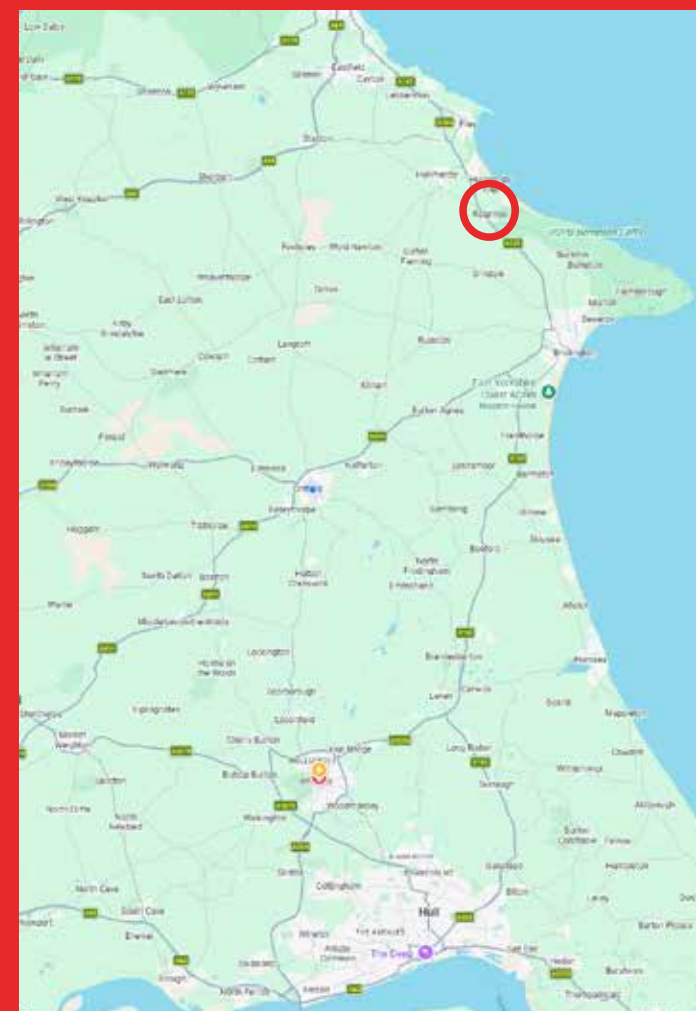
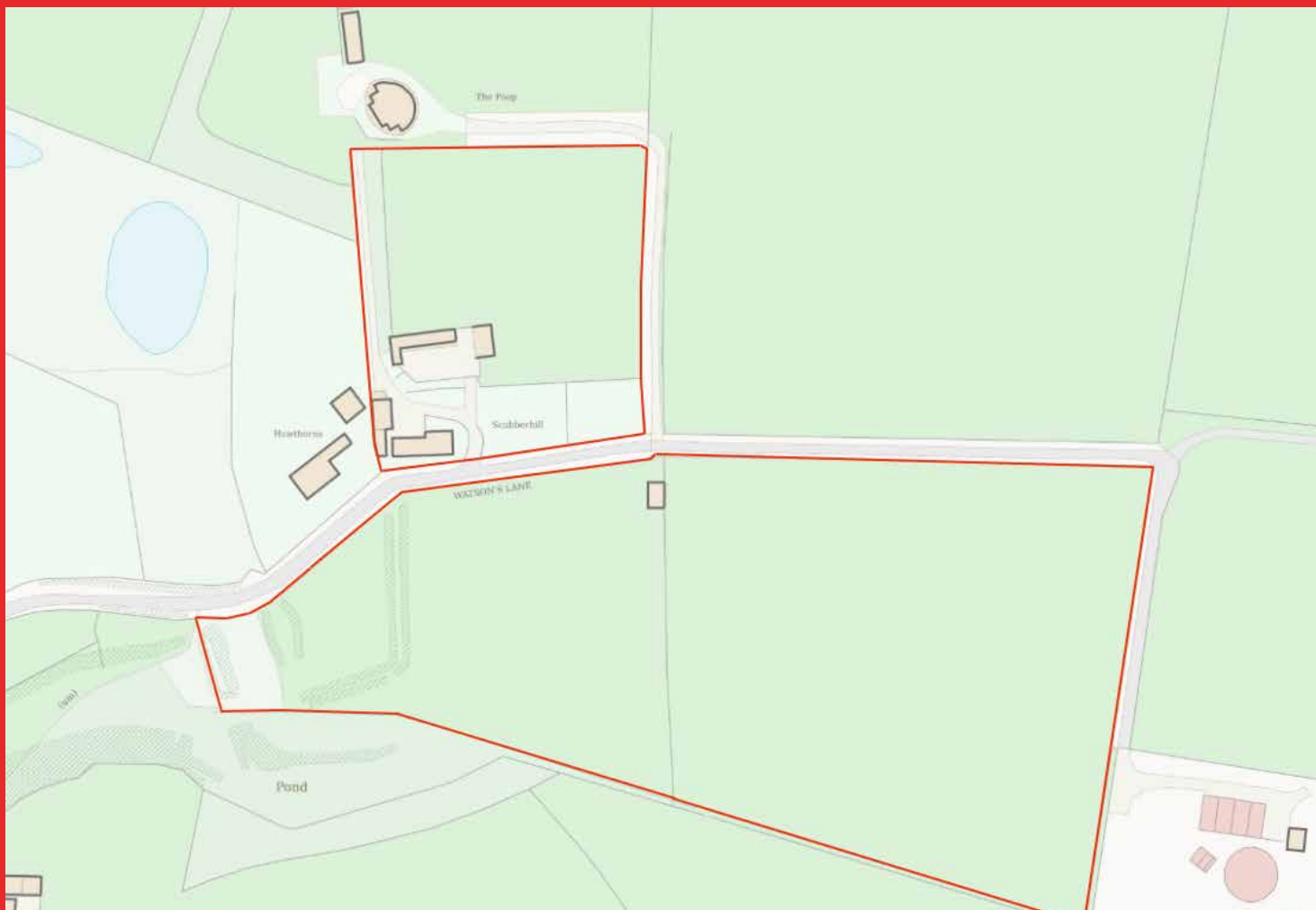
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor Building 2

EPC GOES HERE





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