



**Main Street, Gristhorpe**

YO14 9PP

**Guide Price £795,000**



**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Main Street, Gristhorpe



## DESCRIPTION

Nestled within the picturesque coastal conservation village of Gristhorpe, near Filey, this exceptional five-bedroom detached home, dating back to 1684, offers an exquisite blend of period charm and modern convenience. Situated on a no-through road in a tranquil and attractive setting, the property stands within grounds approaching one acre, making it an ideal family home.

The house, steeped in history, boasts 24-inch local sandstone walls, with a second floor added in 1891 in brick construction. Offering a well-balanced layout across an impressive 2,400 sq. ft., the property features generously proportioned rooms, rich in character with exposed beams, original fireplaces, and Yorkshire sash windows. The stunning oak-framed garden room at the rear provides a seamless connection to the beautiful gardens, enhancing the home's unique charm.

The ground floor offers a welcoming entrance hall which leads to a spacious living room with a log-burning stove, a snug room featuring a window seat and log-burning stove, and the striking oak-framed garden room with doors opening to the garden. The characterful farmhouse kitchen/diner is complete with an AGA, while the utility room provides a practical rear access point. Additionally, there is a ground-floor bedroom with an en-suite shower room, which could alternatively be used as a home office.

As you ascend to the first floor, the galleried landing leads to four double bedrooms, all enjoying far-reaching countryside views. A modern family bathroom completes the upper level.

The expansive rear gardens feature a large decked seating area, a pergola offering additional covered seating, a swimming pool, and a large pond. A beautifully maintained lawn leads to a vegetable patch, sheds, and a treehouse at the bottom of the garden. The property benefits from ample off-road gravelled parking at the rear and is enhanced by owned solar panels, contributing to its excellent energy performance.

Once stables, the self-contained annex has been thoughtfully converted (with full planning permission and building regulations) into a stylish and contemporary one-bedroom living space. Boasting breathtaking field views, it comprises a light and airy open-plan kitchen/lounge, a utility room, a separate WC, a double bedroom with a small office space, and a modern shower room. There is also the added advantage of the annex having its very own enclosed garden with both a shed and summerhouse. This annex offers fantastic potential for extended family accommodation or a lucrative holiday let investment (subject to the necessary consents).

Gristhorpe is a charming village with a welcoming public house and provides easy access to the nearby towns of Filey and Scarborough, offering a wealth of amenities. With the A64 within reach for commuting, well-regarded schools nearby and stunning coastal and countryside walks on the doorstep, this property is a rare and exceptional opportunity.

Early viewing is highly recommended to appreciate the full charm and potential of this unique home.





Ground Floor Building 1



Floor 1 Building 1

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

3148.23 ft<sup>2</sup>

292.48 m<sup>2</sup>



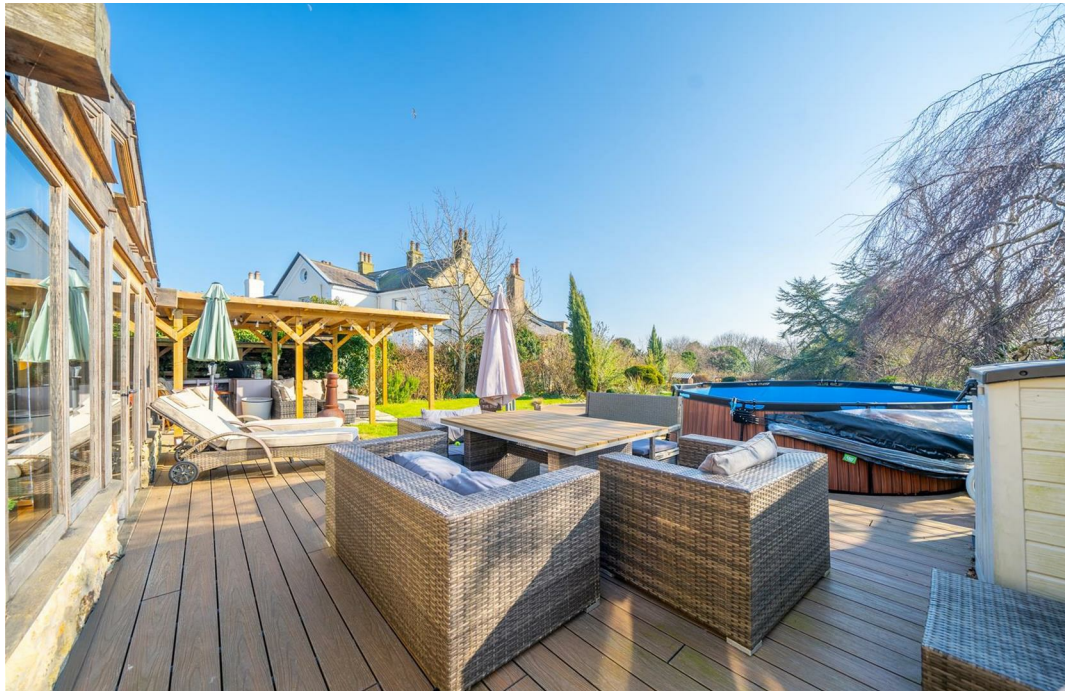
Ground Floor Building 2

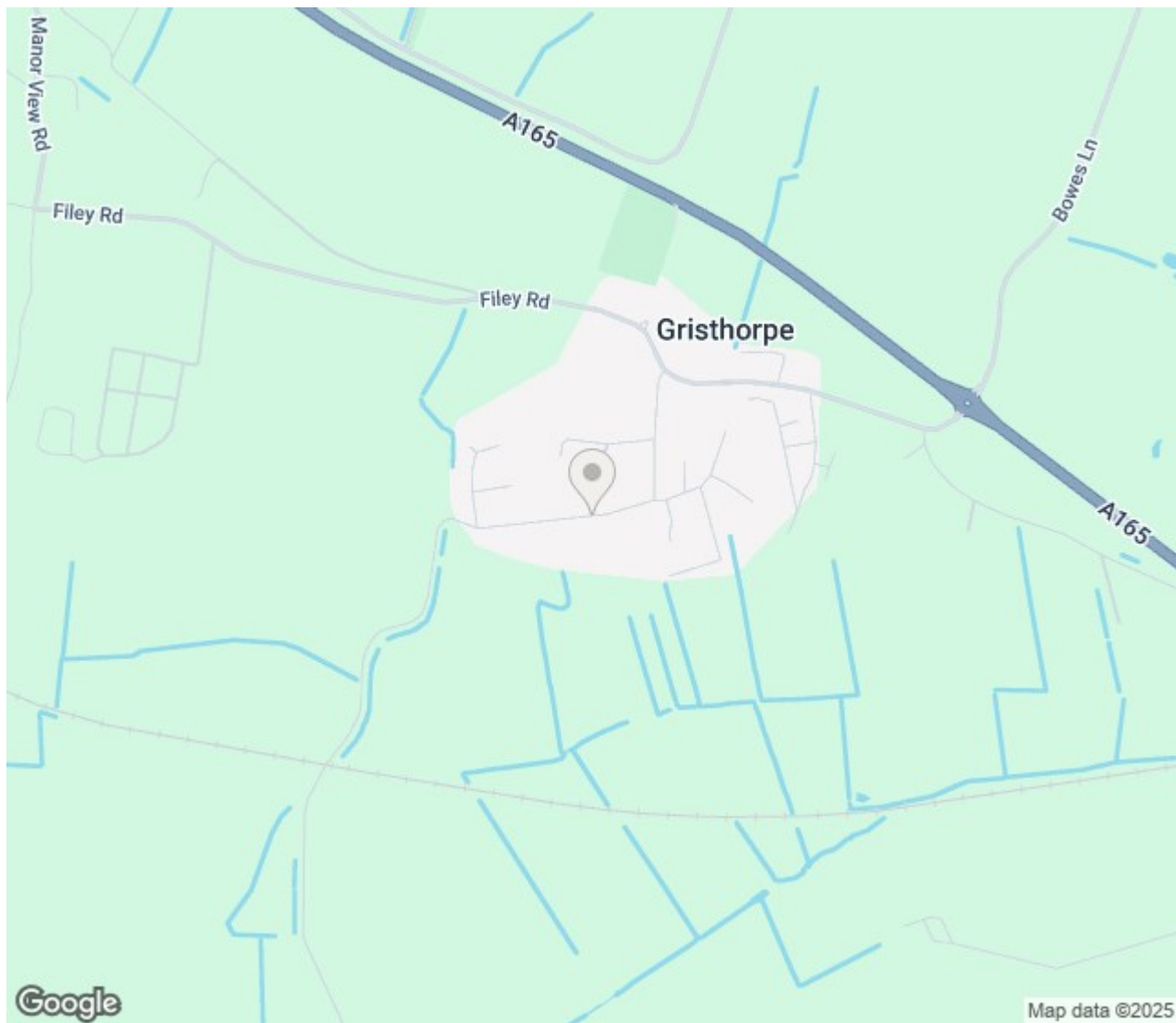
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>82</b> |
| (69-80) <b>C</b>                            | <b>71</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

### 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.

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