



Bumble Bee Hollow, Carr Lane Gristhorpe, Filey, YO14 9PD

- Detached Bungalow
- Spacious Sunroom
- Approx 1.14 acres
- Three Bedrooms
- Two Bathrooms
- EPC Grade: TBC
- Substantial Gardens
- Two Detached Garages

Guide Price £500,000

Council Tax: D



Bumble Bee Hollow, Gristhorpe

DESCRIPTION

Hunters Exclusive are delighted to present Bumble Bee Hollow, a charming three-bedroom detached bungalow set within a substantial plot on Car Lane in the popular village of Gristhorpe. Offering generous accommodation, exceptional outside space and an impressive range of parking and outbuildings, this individual home presents a fantastic opportunity for a variety of buyers.

The accommodation is arranged entirely on one level and offers plenty of space and versatility throughout. At the heart of the home is a generous living room, providing an inviting space to relax and leading through to a bright sunroom which enjoys views across the surrounding gardens. There is also a fitted kitchen, three well-proportioned bedrooms, two bathrooms and a useful utility room.

One of the standout features of Bumble Bee Hollow is undoubtedly its extensive outdoor space. The large gardens wrap comfortably around the property, with generous lawns, mature trees, established planting and colourful borders creating a wonderful setting with plenty of space to enjoy.

The property also benefits from extensive driveway parking for numerous vehicles, along with two detached garages, providing excellent additional parking, storage or workshop space. A further detached outbuilding is currently utilised as a wood shed, adding even more practicality.

Situated in Gristhorpe, the property is well positioned for access to Filey, Scarborough and the surrounding Yorkshire coast. With its generous plot, versatile accommodation and fantastic range of outbuildings, Bumble Bee Hollow is a truly unique home that needs to be viewed to fully appreciate the space on offer.



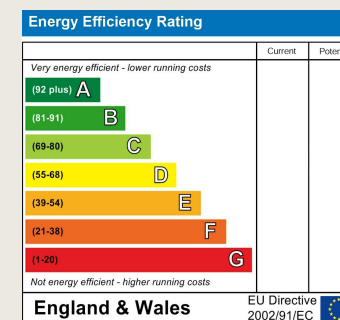
HMRC Disclaimer - Filey

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.



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.



Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

HUNTERS
EXCLUSIVE

Approximate total area⁽¹⁾

2769 ft²

257.2 m²

(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.

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