



Reighton House Farm, Church Hill, Reighton YO14 9RX

Offers In Excess Of  
£350,000

**HUNTERS**  
EXCLUSIVE



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# Reighton House Farm, Church Hill, Reighton

## DESCRIPTION

Hunters are delighted to bring to market this exceptional four-bedroom detached house, offered with no onward chain. Nestled in the charming and peaceful village of Reighton, the property is ideally situated between the coastal towns of Bridlington and Filey. This idyllic location offers the tranquility of village life combined with convenient access to surrounding areas and is within walking distance of Reighton Sands Beach, renowned for its stunning views and expansive sandy shores.

Currently operating as a highly successful holiday let, this property offers a rare and exciting opportunity for those looking to invest in the holiday rental market. It makes an excellent option for generating income, while still being perfectly adaptable for use as a personal holiday retreat or a beautiful family home.

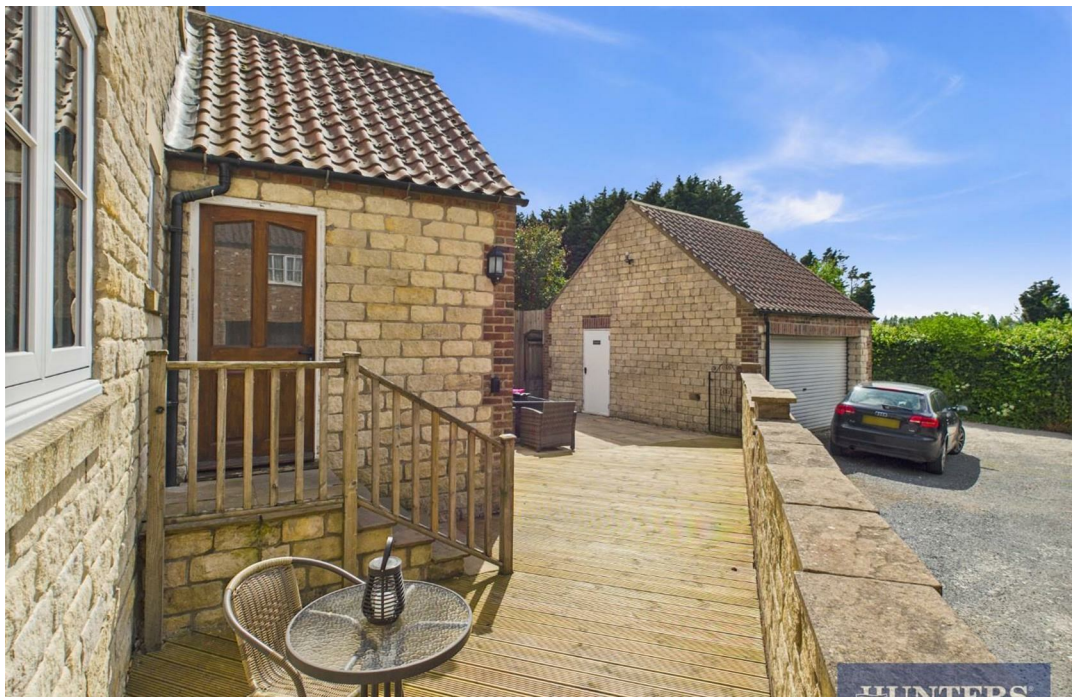
Stepping inside, the home unfolds over three floors, offering generous living spaces that cater to a variety of family needs. The ground floor boasts a large living room with a separate dining room, ideal for both relaxing and entertaining, along with a spacious kitchen that serves as the heart of the home. The kitchen features integrated appliances such as a hob, oven and dishwasher along with a breakfast bar with seating for six. There is also a separate utility room and WC on the ground floor which provides additional convenience, ensuring the space is as functional as it is inviting.

The first floor hosts three bedrooms, one of which benefits from a private en-suite. A family bathroom serves the other bedrooms, combining practicality with style. Ascending to the top floor, you'll find an additional bedroom, accompanied by an en-suite. This flexible space could easily be adapted to suit a variety of uses, such as a guest room or home office.

Externally, there is a charming front garden which enhances its curb appeal, while a double garage at the rear which is being utilised as a games room. Adjacent to the garage, a private patio area offers a wonderful space for outdoor dining, entertaining, or simply enjoying the peaceful surroundings.

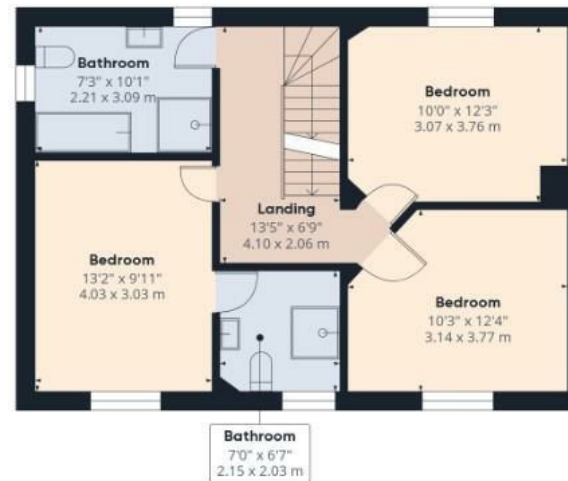
The property also offers oil central heating throughout. Early viewing is highly recommended to fully appreciate everything this home has to offer.



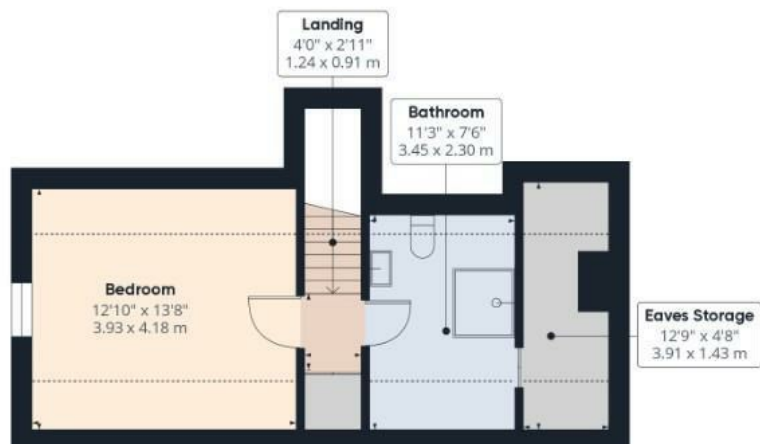




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

1918.67 ft<sup>2</sup>

178.25 m<sup>2</sup>

Reduced headroom

126.74 ft<sup>2</sup>

11.77 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

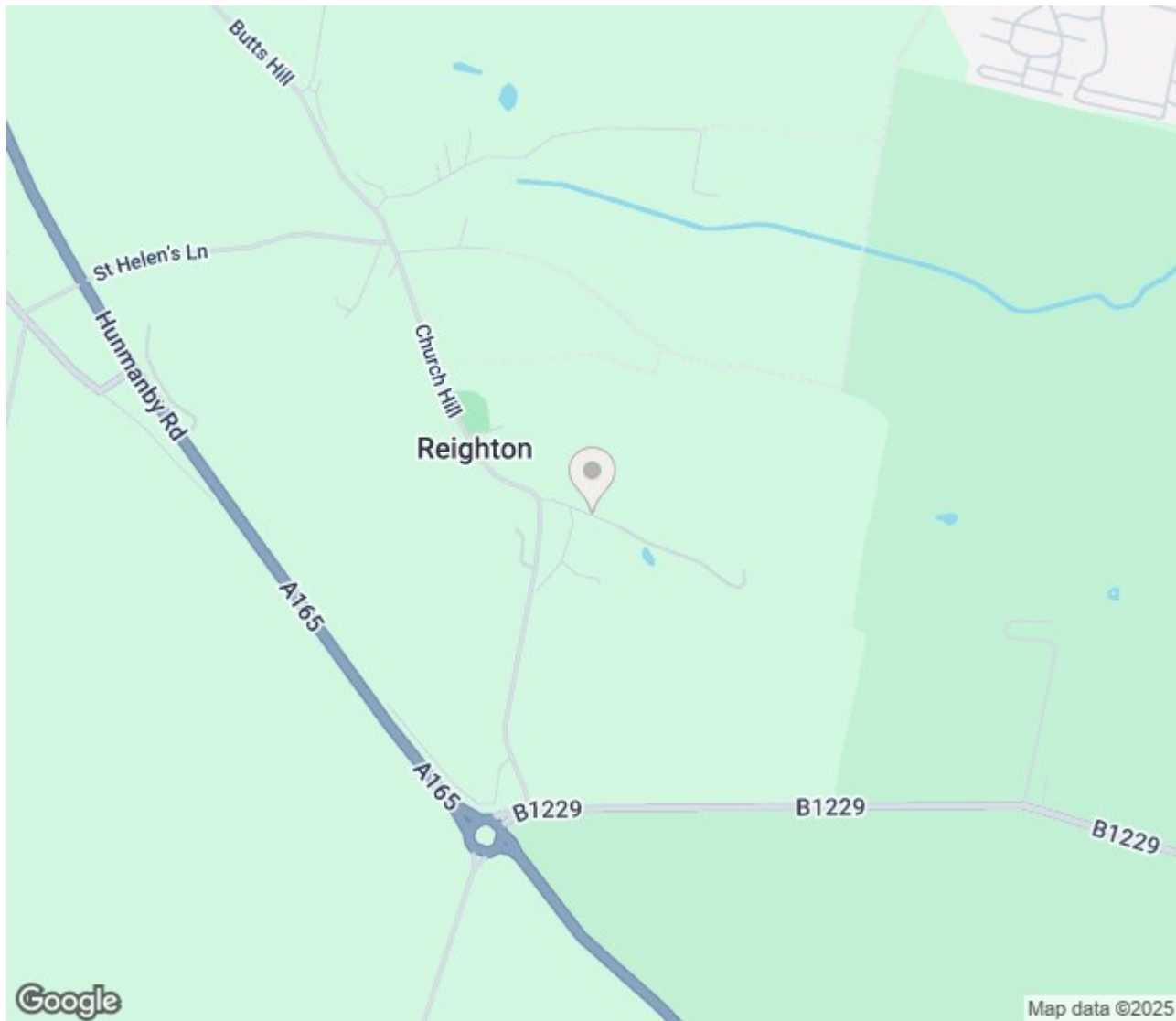
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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EXCLUSIVE





# ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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

### 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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