



Filey Road, Gristhorpe

YO14 9PH

Offers Over £550,000



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HUNTERS[®]
EXCLUSIVE

Filey Road, Gristhorpe



DESCRIPTION

Hunters Estate Agents are thrilled to present this truly exceptional four bedroom detached home, nestled in the charming village of Gristhorpe. Boasting an extensive modernisation and expansion, no expense has been spared in transforming this property into a stunning family residence. With a spacious rear garden, a separate annex with entertainment space and bar area, and a gated driveway, this home offers the perfect blend of luxury, comfort, and practicality.

Ideally located just off the A165, Gristhorpe provides the best of both worlds—a peaceful village setting while offering quick access to Scarborough, Filey, and Bridlington. Whether you're looking for countryside charm or coastal convenience, this home ticks all the boxes.

Upon entering, you're greeted by a spacious entrance hallway, leading to a cosy yet stylish living room, a dedicated office space, and an integral garage. The ground floor also benefits from a modern downstairs W.C.

Moving towards the rear, the dining room flows seamlessly into the stunning open-plan kitchen/dining area. This beautifully extended space features a range of sleek base and wall units, a striking feature island, and top-quality integrated appliances, making it the heart of the home. A separate utility room provides additional convenience, complete with plumbing for a washing machine.

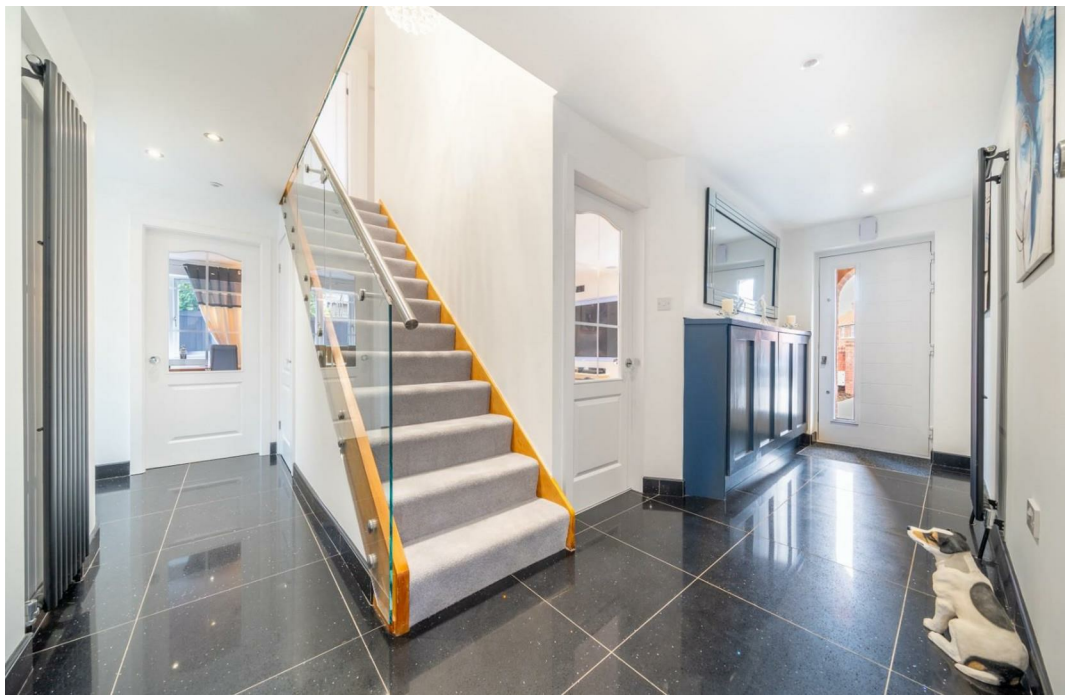
The first floor boasts four generous double bedrooms, with the principle suite offering a private en-suite shower room, luxurious dressing room and fantastic balcony. The stylish family bathroom is designed for relaxation, featuring a three-piece suite in white along with a separate walk-in shower.

At the rear of the property you will find a detached annex featuring a selection of rooms, offering incredible versatility. With planning permission, this space could be transformed into private accommodation for elderly relatives or guests. Currently, it features a private entrance leading to a lounge/bar area, dining room, and a modern shower room. A fascinating feature of this annex is its past—previously housing an indoor swimming pool, the original structure remains intact beneath the flooring and could be reinstated if desired. Additionally, a separate office/store room provides extra functionality.

Externally, the property impresses from the outset with an automatic gated entrance leading to a spacious driveway with ample parking. To the rear, an expansive lawned garden backs onto open fields, offering a picturesque and private outdoor retreat.

Gristhorpe is a quaint village that perfectly balances a tranquil countryside ambiance with excellent access to nearby coastal towns and amenities. Whether you're looking for a peaceful escape or easy access to vibrant locations like Scarborough, Filey, and Bridlington, this location offers the best of both worlds.

To truly appreciate the size, setting, and spectacular finish of this remarkable home, an internal viewing is essential. Contact us today!







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area^m

2474.09 ft²

229.85 m²

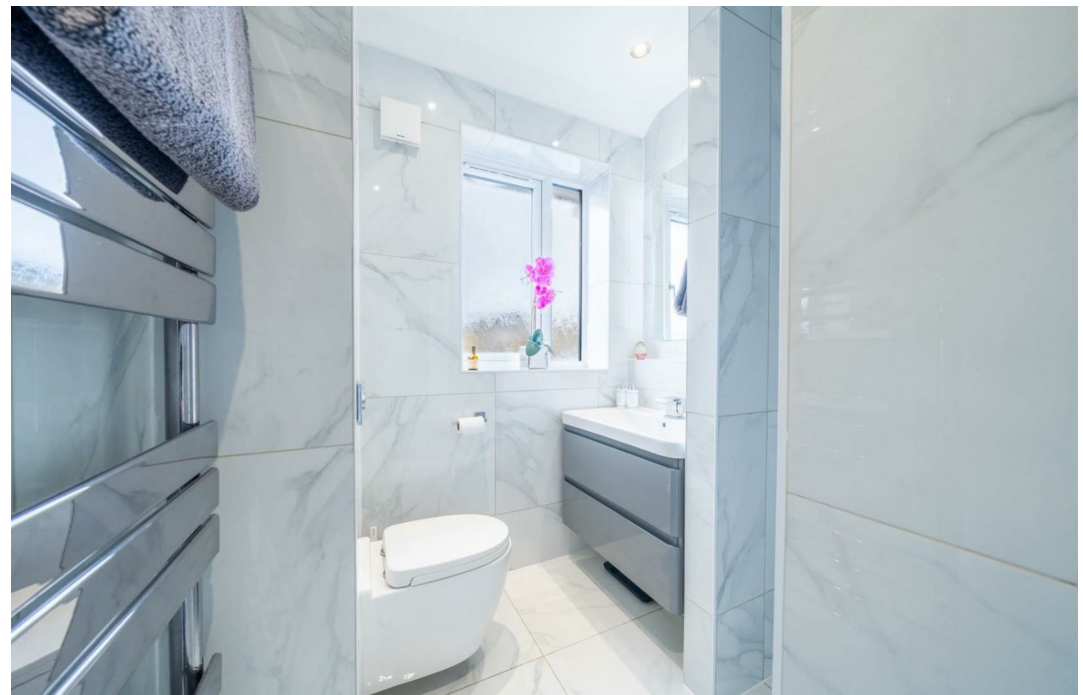
(1) Excluding balconies and terraces

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.

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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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ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 75 | |
| (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 | |

