



Grafters House, Butts Hill, Reighton

YO14 9SE



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EXCLUSIVE

Grafters House, Butts Hill, Reighton

DESCRIPTION

Hunters are proud to present this stunning, newly redeveloped three-bedroom family home which perfectly blends modern luxury with serene surroundings with no onward chain! Set in an enviable location on Butts Hill in Reighton, Grafters House offers breathtaking sea and field views, providing a tranquil escape from the hustle and bustle of day-to-day life. The sleek, contemporary design features open-plan living spaces filled with natural light, thanks to expansive windows that frame the scenic landscape.

As you enter the property, you are greeted by a spacious and welcoming entrance hall with a grand bespoke solid oak staircase. The ground floor is an entertainer's dream with an open plan layout, exposed brick features and marble floor tiles running throughout, benefitting from a wet underfloor heating system. The living area offers bi-fold doors to the garden and a beautiful multi-fuel burner. The well-appointed shaker style kitchen will inspire your inner chef with its ample wall and base units, quartz worktops, central island and integrated appliances such as fridge freezer, dishwasher, gas stove and fitted wine racks. This room flawlessly opens to a spacious dining room, perfect for dinner parties and gatherings. There is also a convenient bathroom with a refreshing shower and a utility/laundry room on this floor, adding to the practicality of the layout.

Moving to the first floor, waiting to beguile you is a glamorous bathroom featuring both a shower and a freestanding bath, ensuring your relaxation needs are met. There are three generously sized and airy bedrooms, with the main bedroom offering a Juliette balcony, walk-in wardrobe and luxurious ensuite. The large first floor landing creates an exceptional seating area to relax and admire those breathtaking sea views. Every inch of this home has been designed to provide a living experience of the highest quality - in a place where luxury meets convenience.

Externally, this property boasts a landscaped front garden with patio and path leading to the front door, and a new resin driveway. There is ample off road parking, ensuring convenience as you come and go with the added bonus of an EV car charger. The rear garden offers three beautiful seating areas from a patio by the rear bifold and French doors, to a decked area with a covered pergola seating and a third seating area with a fire pit. This stunning garden also offers plant and shrub borders, and is a perfect tranquil escape. There really is no better space for entertaining family and friends!

A standout feature of this home is the games room and bar, located to the side of the house, designed for ultimate entertainment and leisure, making it an ideal retreat for everybody to enjoy. Every detail of this home reflects its recent redevelopment, ensuring a perfect combination of comfort, style, and functionality. With no need for further renovations or updates, you can immediately settle in and start enjoying the uninterrupted breathtaking sea and field views, the spacious, contemporary interiors, and the fantastic entertainment spaces. Simply bring your belongings and begin your next chapter in this stunning, turn-key property.

There will be planning permission granted for a beautiful 3-bedroom house to be built next door to the same standard as Grafters House, however, the new build will not compromise the property's privacy or spoil any views, ensuring a serene and secluded atmosphere remains.

If this wasn't enough, this property also offers the option to be purchased fully furnished, allowing you to settle in with ease and enjoy the modern design and luxurious touches from day one.









Ground Floor



Floor 1

Approximate total area⁽¹⁾

2545.23 ft²

236.46 m²

Reduced headroom

145.21 ft²

13.49 m²

(1) Excluding balconies and terraces

Reduced headroom

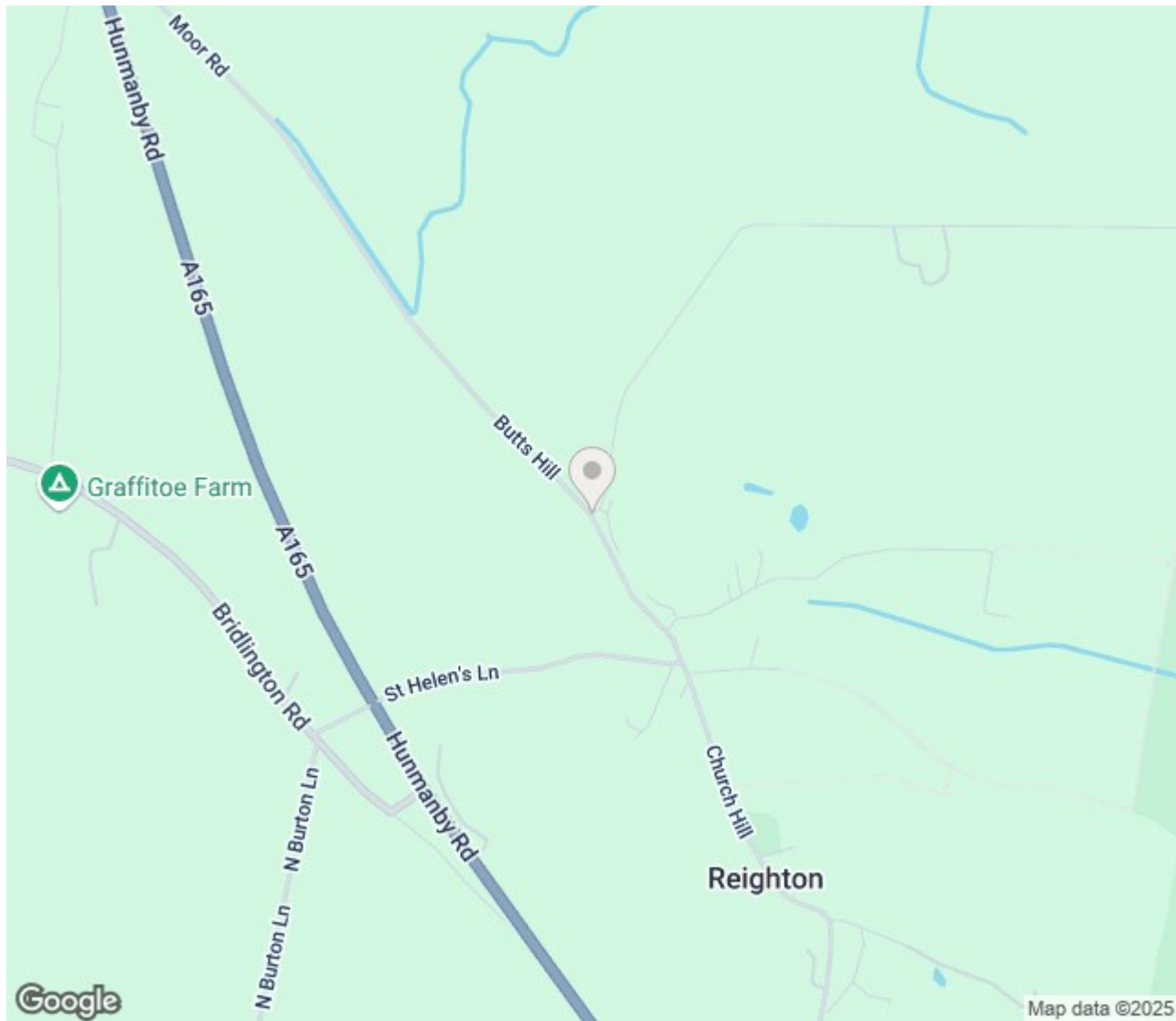
Below 5 ft/1.5 m

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 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	49
(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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