



Ackworth House, The Beach, Filey

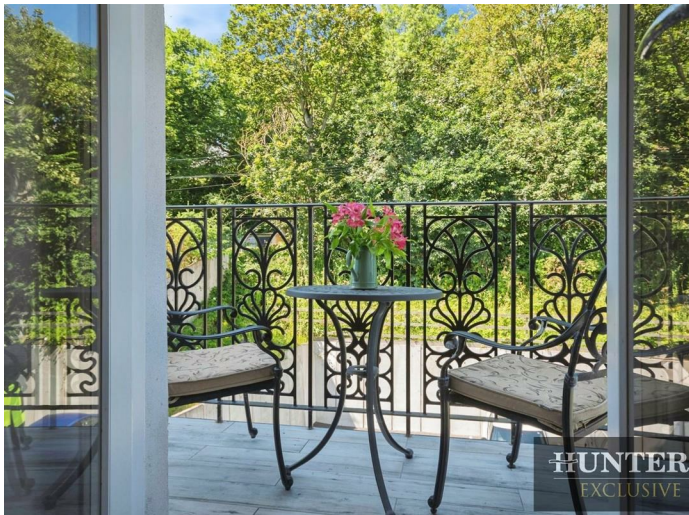
YO14 9LA

Asking Price £550,000

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Ackworth House, The Beach, Filey



DESCRIPTION

Perfectly positioned along The Beach in Filey, Apartment 5 at Ackworth House is all about lifestyle. From the moment you arrive, there's a sense that life slows down here—where morning coffees come with sea air, and every day begins with uninterrupted views across Filey Bay.

Set within one of the town's most distinguished buildings, this second-floor apartment offers front-row seats to Yorkshire's coastline. Step inside and you're welcomed by a calm, light-filled space designed for relaxed coastal living. The open-plan kitchen and dining area is the heart of the home—perfect for gathering with family or hosting friends after a day by the sea. Full-height French doors open onto a generous balcony, where you can take in sweeping views from The Brigg to Bempton Cliffs. It's easy to imagine slow breakfasts in the sunshine, evening drinks as the sky turns pink, or simply watching the tide roll in.

The kitchen itself is designed to make everyday living feel effortless—sleek, modern, and fully equipped for everything from quick lunches to long, sociable dinners. High-quality Siemens appliances, a BORA hob, boiling water tap, and thoughtful touches throughout mean you can focus on enjoying the moment rather than the task.

When it's time to unwind, the separate sitting room offers a cosy escape. With a log-burning stove and a sash window perfectly framing the sea, it's the ideal place to curl up on cooler evenings or enjoy a quiet afternoon with the sound of the waves in the background.

The bedrooms are designed with rest and relaxation in mind. The principal bedroom is a peaceful retreat, complete with built-in storage and access to a private balcony—perfect for catching the afternoon sun with a book or simply enjoying a moment of calm. The second bedroom is equally inviting, offering comfortable space for guests along with its own stylish ensuite—ideal for visiting friends or family enjoying a seaside stay.

The main bathroom brings a touch of everyday luxury, with elegant finishes, underfloor heating, and a rainfall shower that adds a spa-like feel to your routine.

Outside, everything has been considered to make life here easy and enjoyable. Secure gated parking, lift access to all floors, and a private basement store mean there's space for everything from beach gear to bikes—so you can make the most of the coastline right on your doorstep.

Living here is about more than just the apartment—it's about stepping outside and being moments from the sand, the sea, and everything Filey has to offer. Whether it's early morning walks along the shoreline, fish and chips by the water, or simply sitting back and taking in the view, Apartment 5 offers a lifestyle that's hard to match and even harder to leave.



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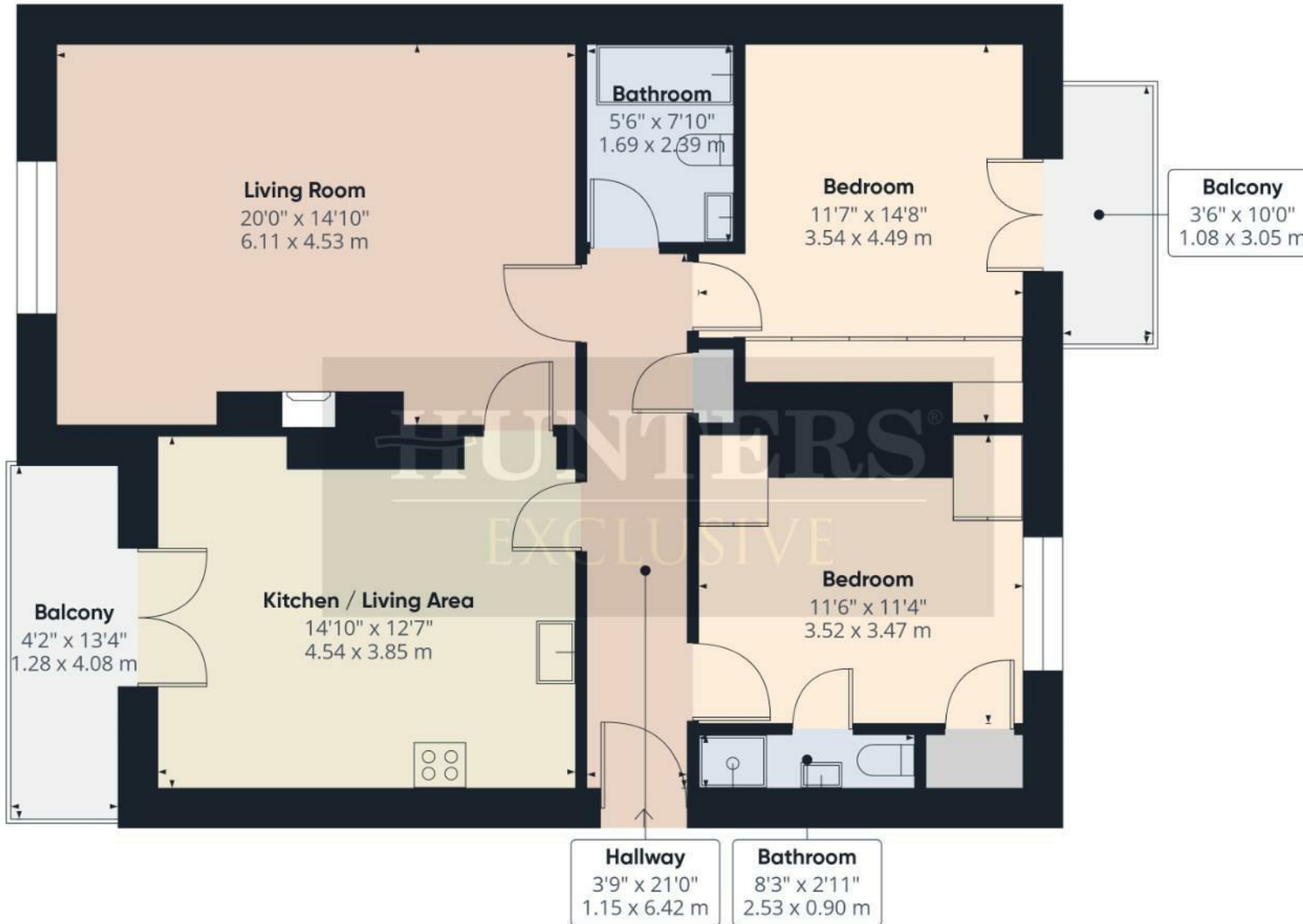


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Approximate total area⁽¹⁾

921 ft²

85.5 m²

Balconies and terraces

92 ft²

8.5 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.

GIRAFFE360



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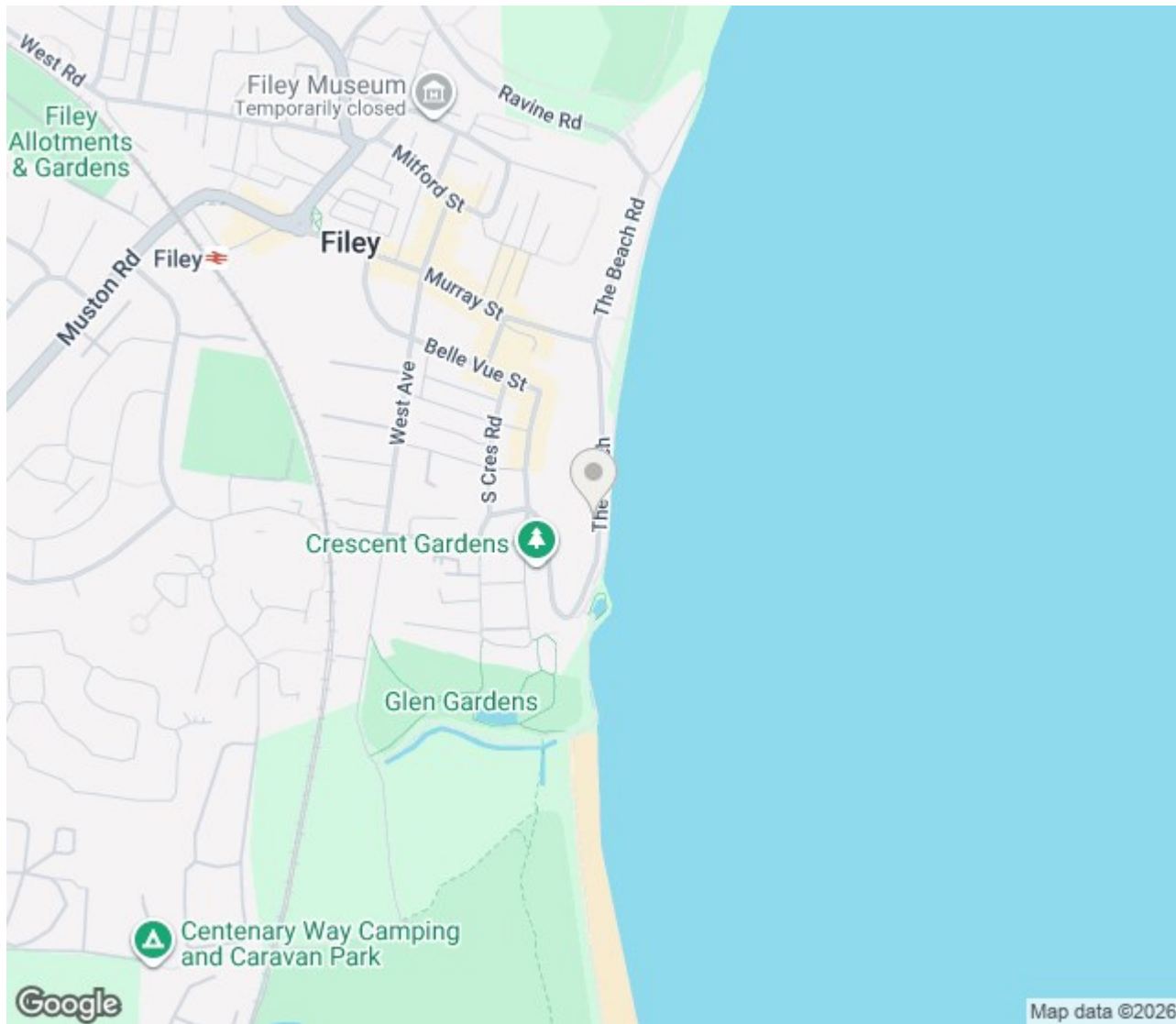


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ENERGY PERFORMANCE CERTIFICATE

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

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