



Ackworth House, The Beach, Filey

YO14 9LA

Guide Price £875,000

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EXCLUSIVE



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DESCRIPTION

Ackworth House is one of Filey's most iconic buildings and occupies a sensational position along The Beach, looking straight out to sea. The property was converted to the highest possible standard around five years ago to provide eight premier apartments in what is arguably one of the town's best addresses. Apartment 6 occupies an enviable position, being on the second floor, enjoying uninterrupted views of the bay and with a desirable balcony. This truly is a rare opportunity to purchase a superb apartment within this remarkable redevelopment.

This second floor sea view apartment offers luxurious accommodation having the benefit of gas central heating and double glazing. The property offers elegant and contemporary living space, with exceptional designed interior and beautifully crafted classical finishes with picturesque views to Filey's Bay, from The Brigg to Bempton Cliffs.

Step into coastal elegance as you enter the welcoming hallway of this exquisite beachfront apartment—where every detail has been designed with comfort, style, and spectacular sea views in mind.

To your right lies the heart of the home: a stunning open-plan kitchen and informal reception space, flooded with natural light from two sets of French doors that open onto a spacious glass-fronted balcony. Perfect for relaxed mornings with a coffee or evening drinks with the backdrop of the waves, the balcony offers uninterrupted panoramic views stretching from Filey Brigg to Bempton Cliffs.

The kitchen itself is a masterpiece of craftsmanship, featuring bespoke Shaker-style wall and base units topped with rich Welsh slate worktops. A central island houses the sleek BORA electric hob with integrated extractor, creating a functional yet sociable hub of the home. High-end Siemens appliances—including a fridge/freezer, dishwasher, wine cooler, washer/dryer, microwave, and dual oven—are seamlessly integrated, along with a Quooker boiling water tap for everyday ease.

Continuing through the front of the property, you'll discover a beautifully appointed sitting room, complete with a generously sized sash window that frames the ever-changing sea beyond. A remote-controlled gas fire with slate surround adds warmth and ambience, making this the perfect space for cosy coastal evenings.

Next, the principal bedroom enjoys a premium position with dual-aspect windows showcasing more of those breathtaking views. This serene retreat also features built-in wardrobes and a luxury en-suite shower room with underfloor heating, a spacious walk-in shower, vanity unit, heated towel rail, and an illuminated mirror.

The second bedroom is generously sized, with access to a private rear-facing balcony—ideal for a quiet escape. It also benefits from its own stylish en-suite with anti-mist mirror and contemporary fittings. The third double bedroom enjoys use of the elegant main bathroom, complete with a freestanding bath, floating vanity with illuminated mirror, and a large walk-in shower—creating a spa-like experience at home.

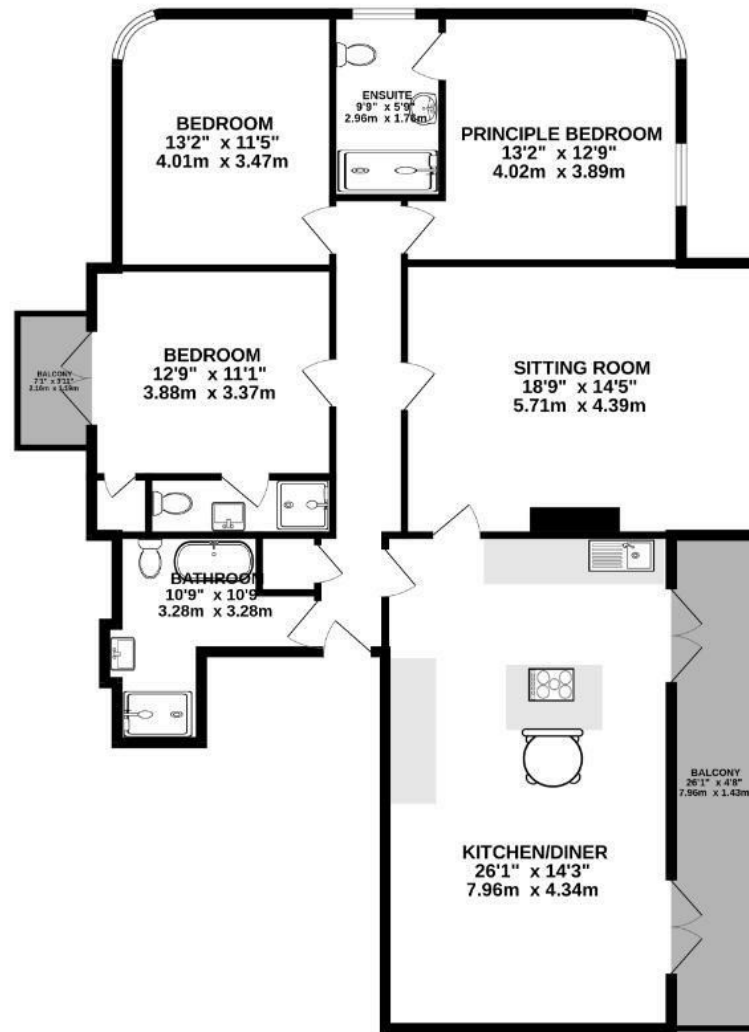
To the rear of the property you'll find two allocated car parking spaces accessed via a remote controlled gate, and easy access into the building via a rear entrance door, with lift to all floors. There is also a disability lift providing access from the car park to the main building. The owners have use of a lock up store room in the basement, ideal for storing bicycles, deckchairs etc.

Whether you're dining alfresco, watching the sunrise from the balcony, or enjoying peaceful walks along the beach just moments away, this apartment offers an exceptional lifestyle in a truly enviable setting.



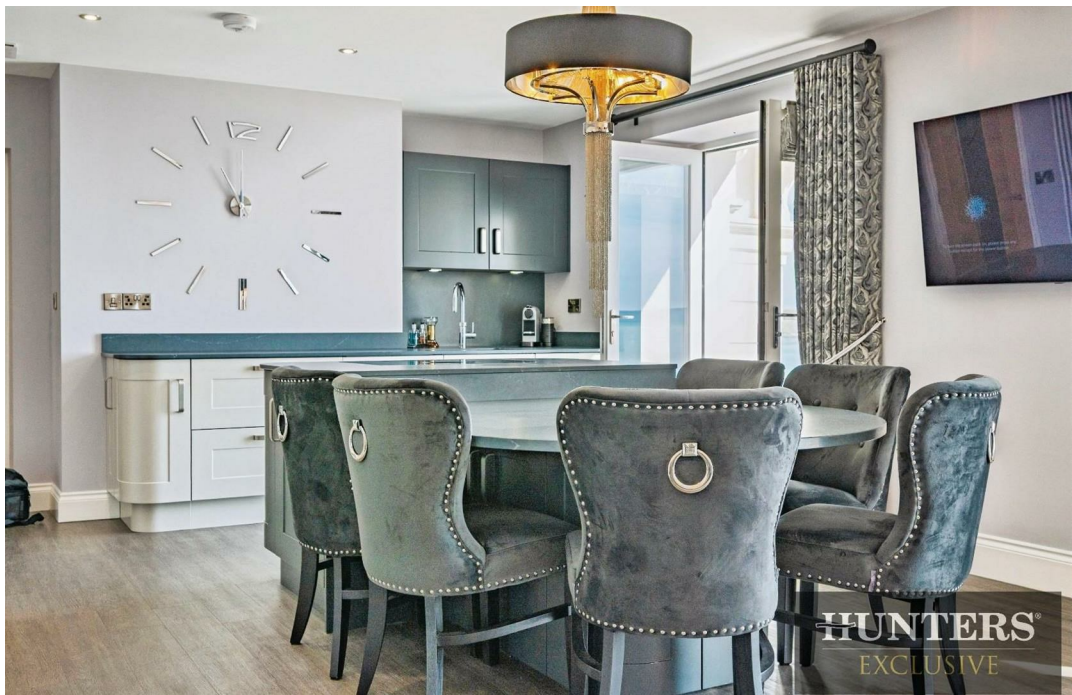


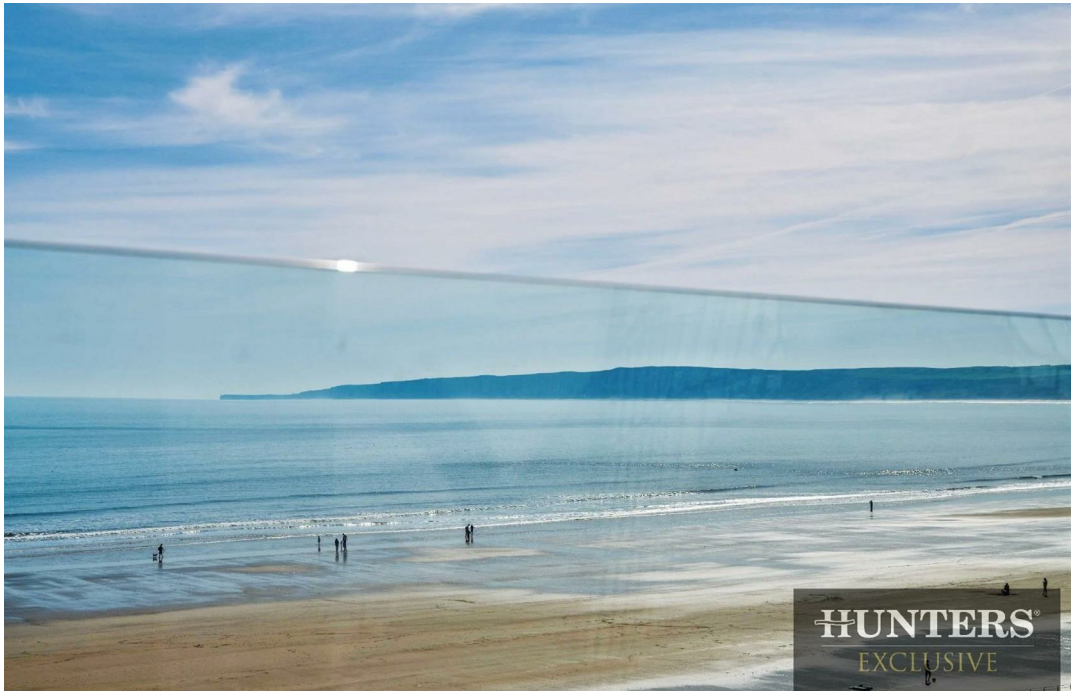
GROUND FLOOR
1398 sq.ft. (129.9 sq.m.) approx.

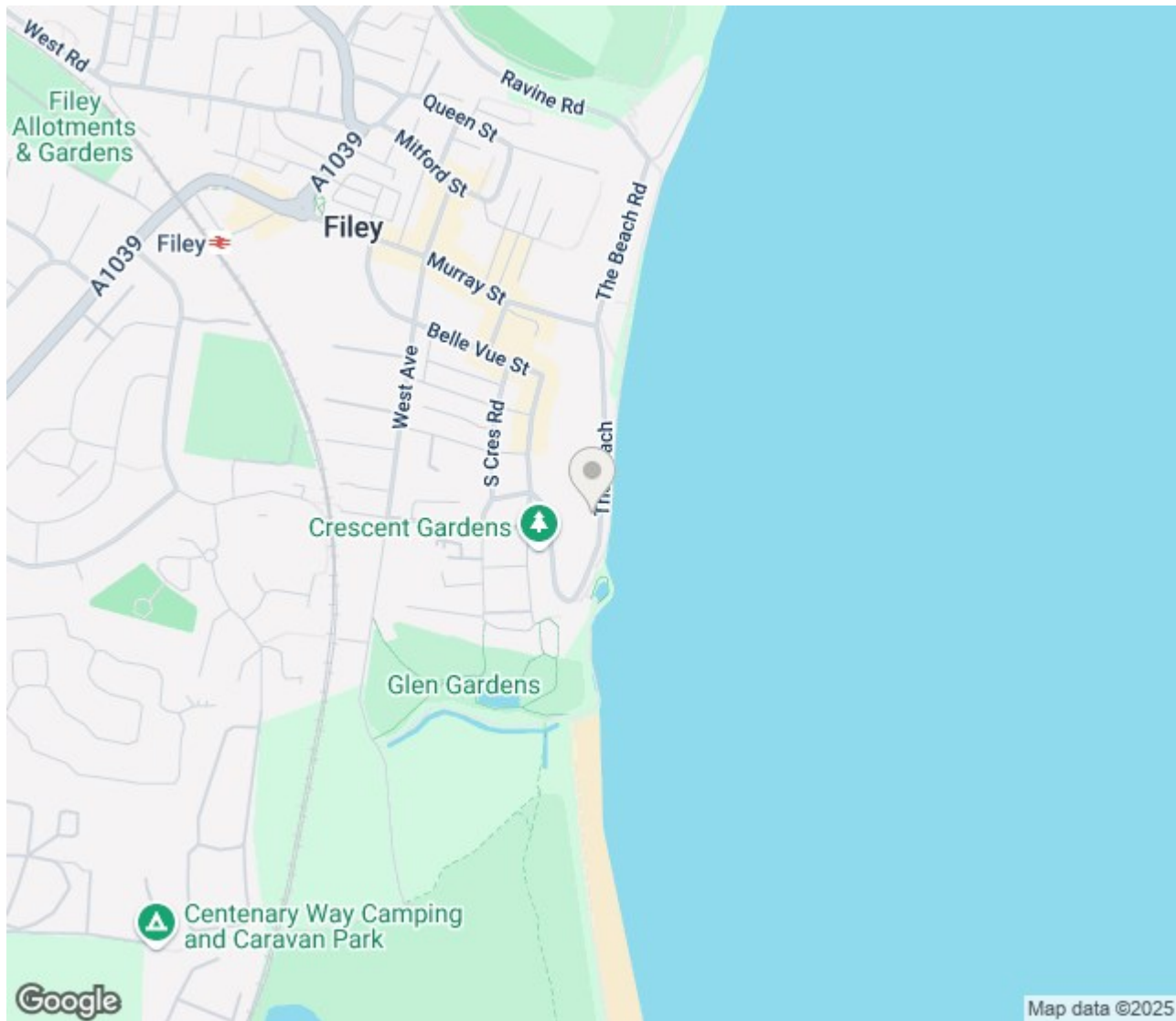


TOTAL FLOOR AREA : 1398 sq.ft. (129.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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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