



Main Street, Gristhorpe

YO14 9PP

**Offers In Excess Of
£385,000**



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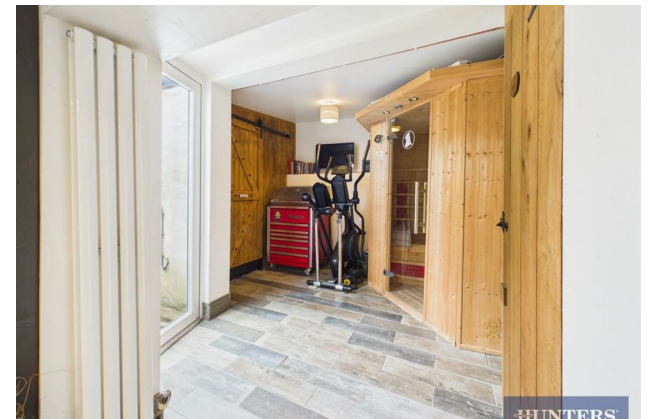
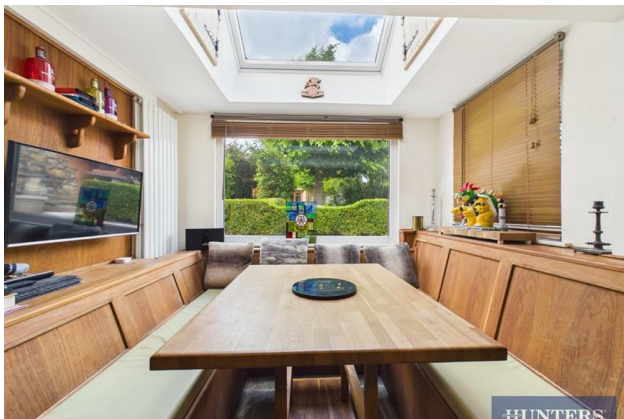
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Main Street, Gristhorpe



DESCRIPTION

Hunters are delighted to bring to the market this truly unique three-bedroom semi-detached cottage, situated on Main Street in the highly desirable village of Gristhorpe. Positioned within a cul-de-sac setting, the property enjoys access to a thriving village community, including a village hall, local pub, two well-supported churches and convenient bus links. Located near the renowned Wolds Way, the property is perfectly placed to enjoy breath taking walks.

Steeped in history, the oldest part of the property dates back over 400 years and originally served as a cattle barn for the village's first farmstead. Believed to be the oldest continuously occupied building in Gristhorpe, the cottage showcases locally quarried stone from nearby Quarry Fields and original beams salvaged from shipwrecks along Gristhorpe Bay, creating a home rich in character and heritage.

Upon entering, you are welcomed by a spacious entrance hallway featuring a seating area and a traditional witching post beneath the staircase. The cosy living room benefits from a gas log burner, creating a warm and inviting atmosphere. A stone archway leads through to the well-appointed L-shaped kitchen, which flows seamlessly into the dining area. This wonderful space features a charming built-in seating booth positioned beneath a Velux window, flooding the room with natural light, alongside an additional breakfast bar ideal for casual dining. The kitchen itself is fitted with a butler sink, integrated dishwasher, hob and oven, instant boiling water tap and space for a fridge freezer, while also providing access to the rear of the property. The ground floor further benefits from a sauna room, WC and utility cupboard.

To the first floor are three well-proportioned bedrooms. The principal bedroom enjoys a stunning Juliet balcony sourced from Rome, offering beautiful countryside views. The second bedroom benefits from built-in storage, a walk-in wardrobe and loft access. The third double bedroom features an en-suite shower room with an electric shower. Completing the accommodation is a beautifully presented family bathroom, boasting a bespoke vanity unit with two solid wood bowls sourced from Madrid, freestanding bath and a double gas-heated shower. The extensive loft space extends above the bathroom and two bedrooms and can be accessed from both the bathroom and bedroom two.

Externally, the property enjoys a beautifully established and thoughtfully designed garden. Features include a built-in BBQ, separate seating areas, a large decked entertaining space, mature pond with fountain and filtration system, and three storage sheds. A six-person hot tub is also available by separate negotiation.

A particular highlight of the property is the versatile annex building, comprising a substantial workshop/tool shed, a large entertaining space currently utilised as a bar and games area, and a separate WC. In addition, the property benefits from a garage providing excellent storage and parking facilities.

Further benefits include the option for much of the furniture, including televisions, sauna and bar equipment, to be included by separate negotiation.

Combining centuries of history with modern comforts, exceptional entertaining space and a sought-after village location, this remarkable home offers a rare opportunity to acquire one of Gristhorpe's most historic and characterful properties. Early viewing is highly recommended.





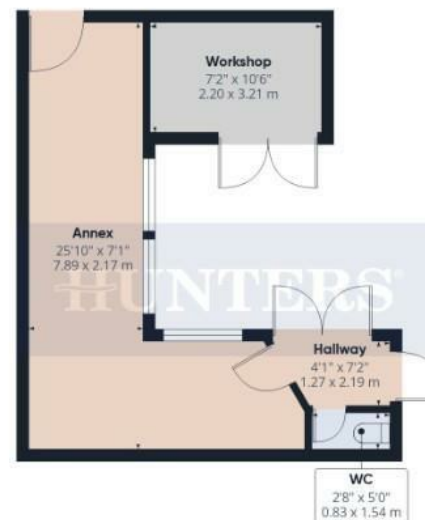
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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Approximate total area^m

2159 ft²

200.6 m²

Reduced headroom

45 ft²

4.2 m²

(1) Excluding balconies and terraces

Reduced headroom

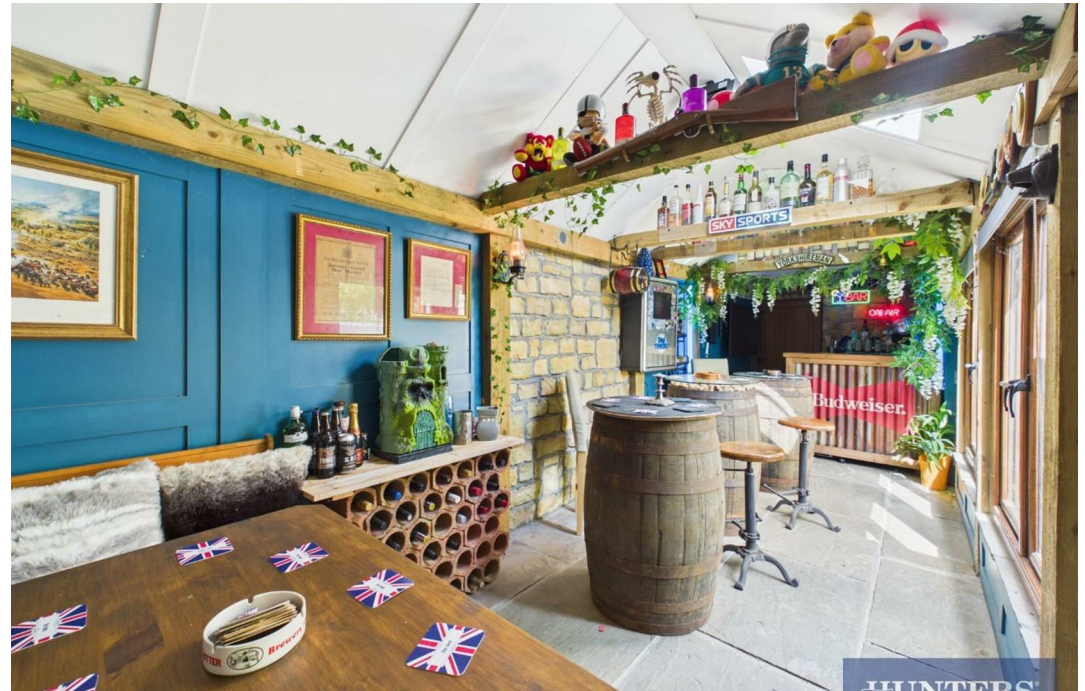
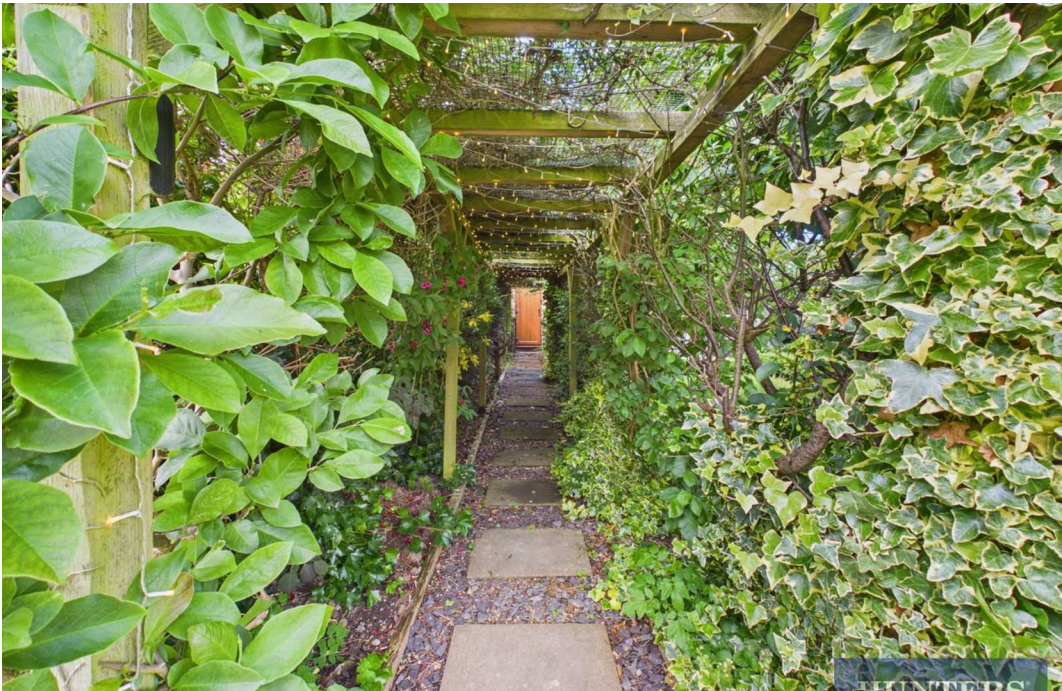
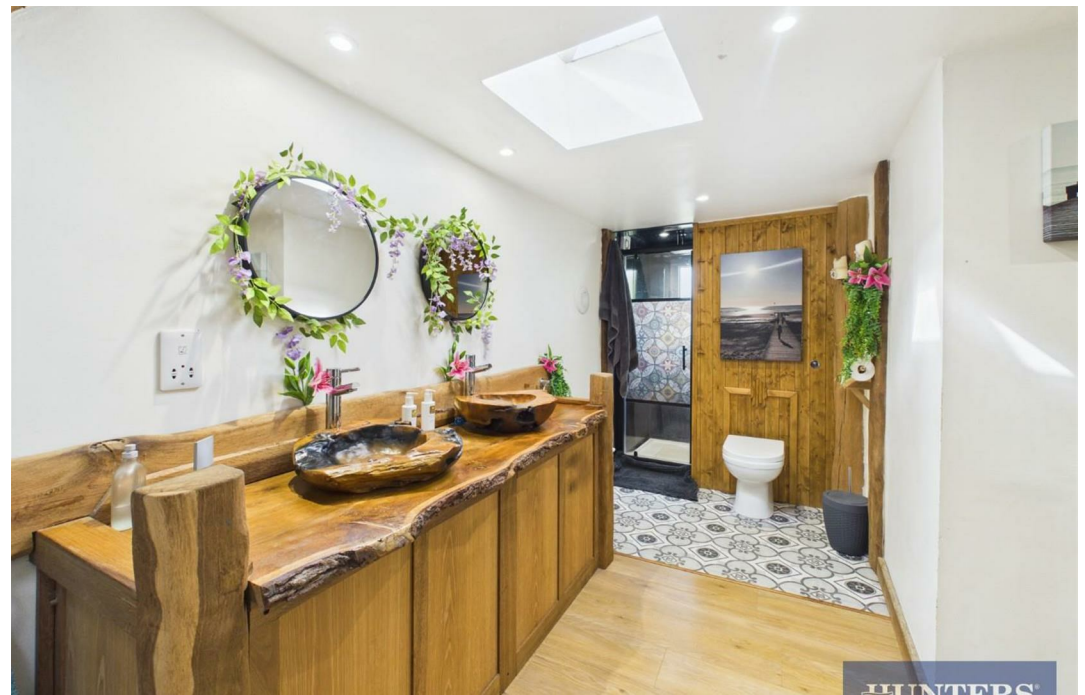
Below 5 ft/1.5 m

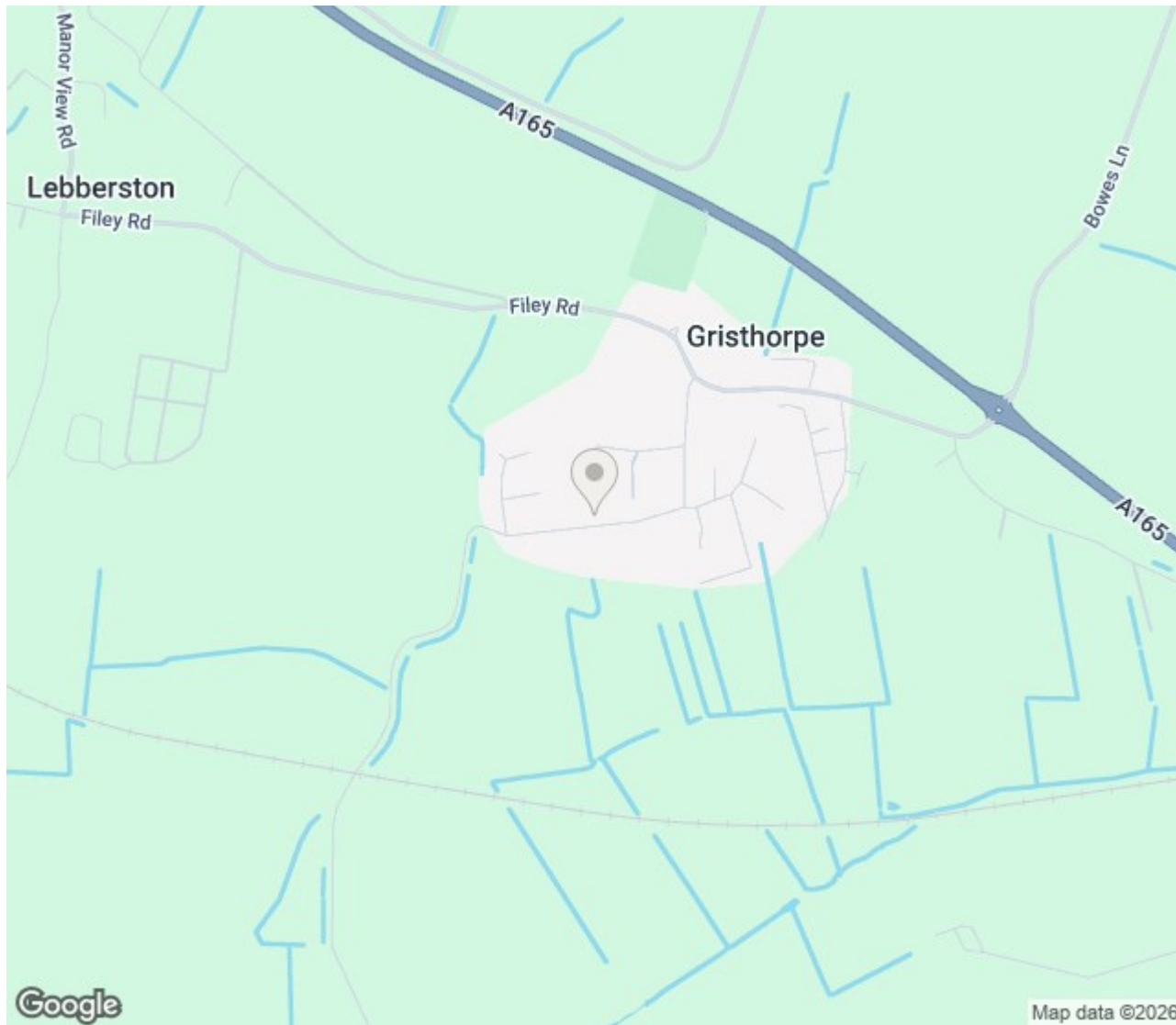
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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HMRC Disclaimer - Filey

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	77	
(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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.