

## The Stables, Main Street, Gristhorpe

- Detached Former Coach House
- Potential Building Opportunity
- Separate Access
- Double Garage

Tenure: Freehold

Guide Price £150,000

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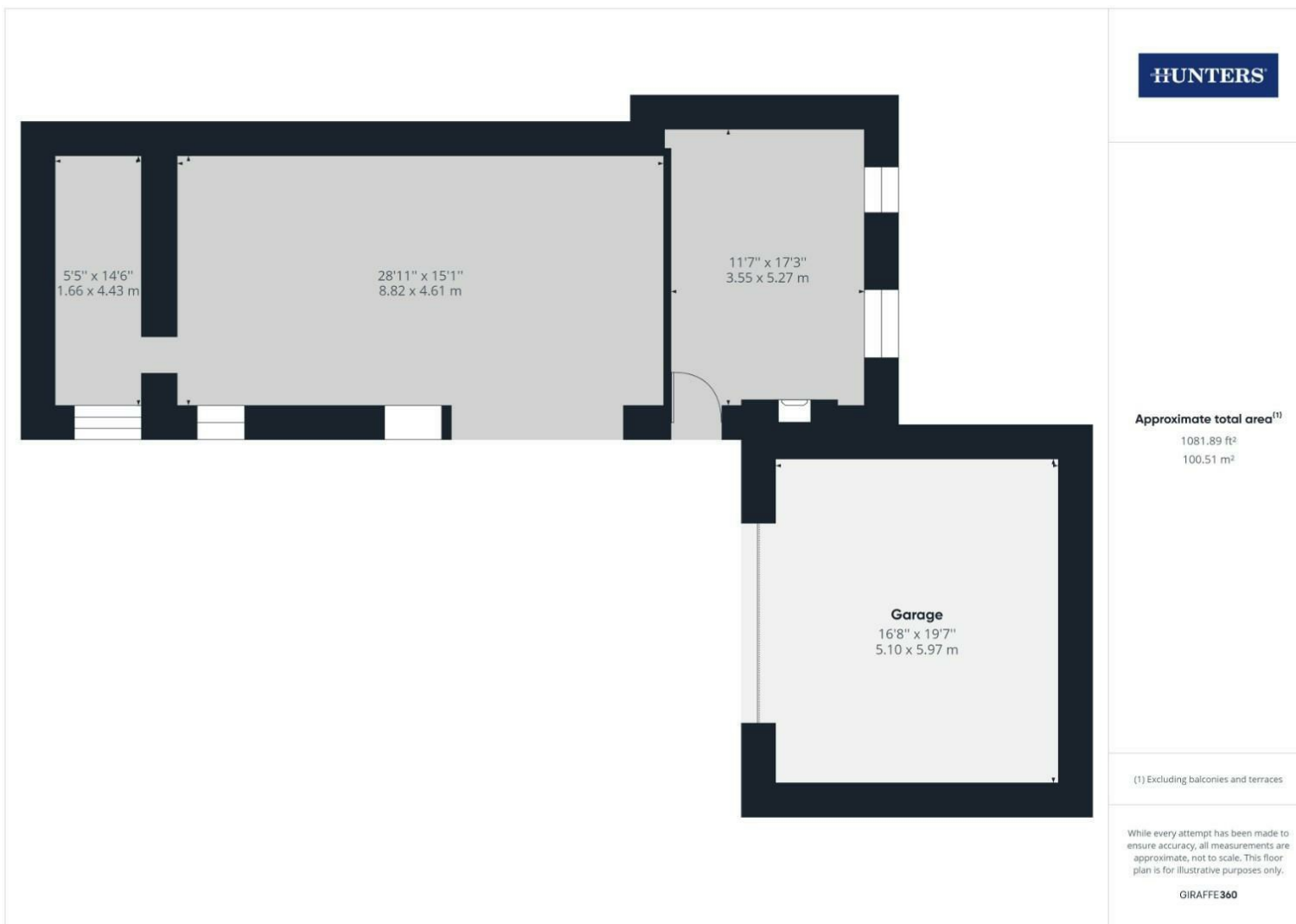
# The Stables, Main Street, Gristhorpe

## DESCRIPTION

Situated on an adjoining plot to the Manor House, within its own grounds sits this detached former Coach House. In it's current build state, the property consists of stone build stables of which we are informed by the current owner has had a new roof, with adjoining double garage. The property has a separate access to the Manor House so clear boundaries are already established. There is no planning permission currently in place on the building, however may well offer the potential to create an independent property, annexe or holiday let; either solely or alongside the Manor House, subject to all necessary planning consents.

This property is currently on one title with the Manor House however should a buyer wish to purchase separately, the vendors will arrange to have the title split.





Council Tax: G

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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.

**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

### Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

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