



**Main Street, Filey, Yorkshire, YO14 9PP**  
**Offers Over £900,000**

**HUNTERS®**  
**EXCLUSIVE**



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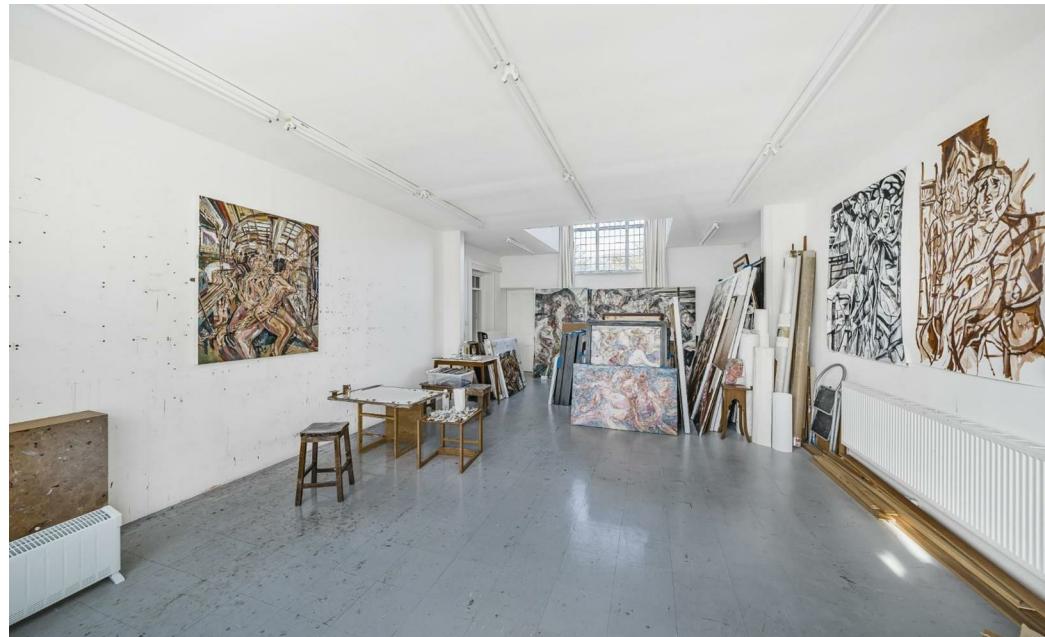
Hunters are pleased to offer to the market this impressive detached Manor House located in the idyllic village of Gristhorpe. Set in a quiet village location you are able to enjoy the peace of village life whilst being only a short drive from the neighbouring towns offering an abundance of amenities. The property was built in the early eighteenth century and offers a number of original features whilst retaining an unlisted building status. Set in a commanding position on an enviable plot of 2.5 acres, this is a rare sale to the market. The house comprises of a spacious hallway with encaustic tiled floor, a large triple aspect lounge with bay window and original fireplace, a dining room with window seat, original fireplace and wide floor boards with some still being original and a further reception room currently being used as a studio with bay window, door off to a separate WC and Marley tiled flooring over original Victorian floor. The spacious dining farmhouse kitchen offers a range of solid wood base and wall units, fireplace recess, York flagstone flooring, walk in pantry, store room and door leading out to the stone flagged terrace. Leading off the kitchen is the breakfast room with bay window providing views out to the rear of the property. A further door from the kitchen leads to another utility room which could be used for a variety of purposes and also allows separate access from outside.

Also to the ground floor is a laundry room and further reception room currently being used as a study.

To the first floor are 5 bedrooms; the main bedroom offers a separate dressing room and three piece ensuite shower room, bedroom 3 with bay window and bedroom 4 also offers a three piece ensuite shower room. The family bathroom is also located on the first floor comprising of roll top bath, pedestal wash hand basin and WC with a separate WC being situated on the rear landing. On the second floor is bedroom 6 with velux windows and the games room with another velux

Accessed via a separate staircase are three further attic rooms currently undeveloped however there is potential scope for additional bedrooms. Externally this home presents far reaching views over farmfields and is positioned within mature grounds mostly laid to lawn with herbaceous borders and a wide range of trees.









#### DISCLAIMER

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

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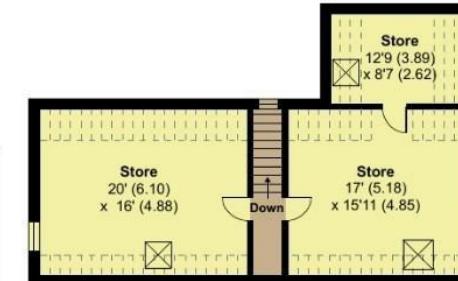
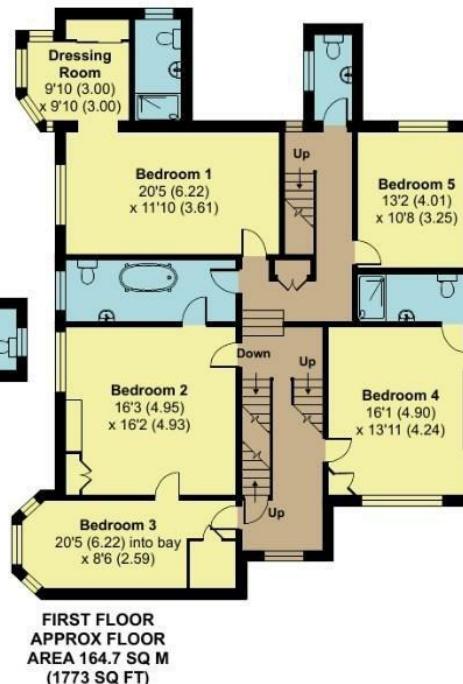
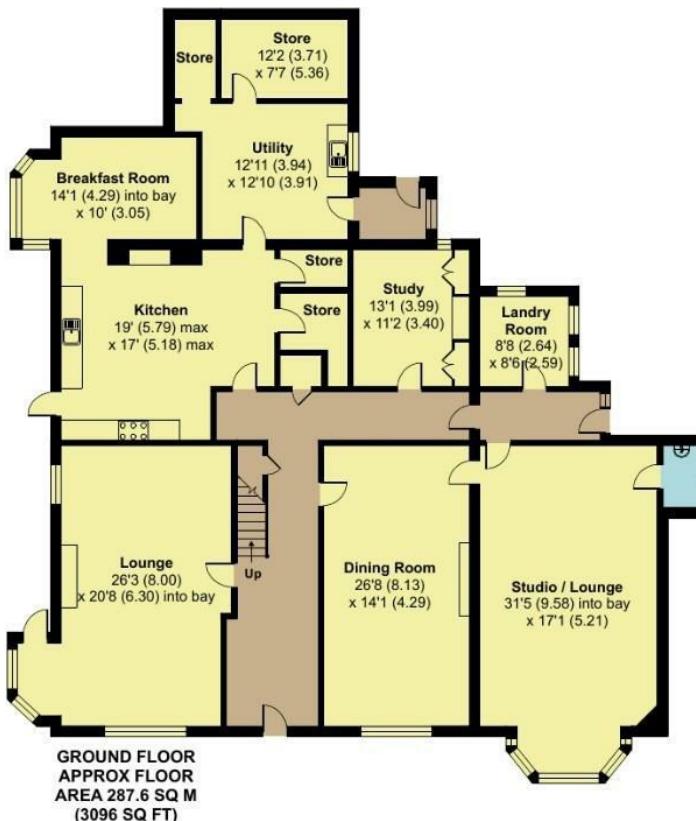
# Main Street, Gristhorpe, Filey, YO14

Approximate Area = 5820 sq ft / 540.6 sq m

Limited Use Area(s) = 341 sq ft / 31.6 sq m

Total = 6161 sq ft / 572.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022.  
Produced for Hunters Property Group. REF: 949786

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	38

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

## Viewing Arrangements

Strictly by prior appointment only through the agent

Hunters

01723 338958 | Website: [www.hunters.com](http://www.hunters.com)

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