

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

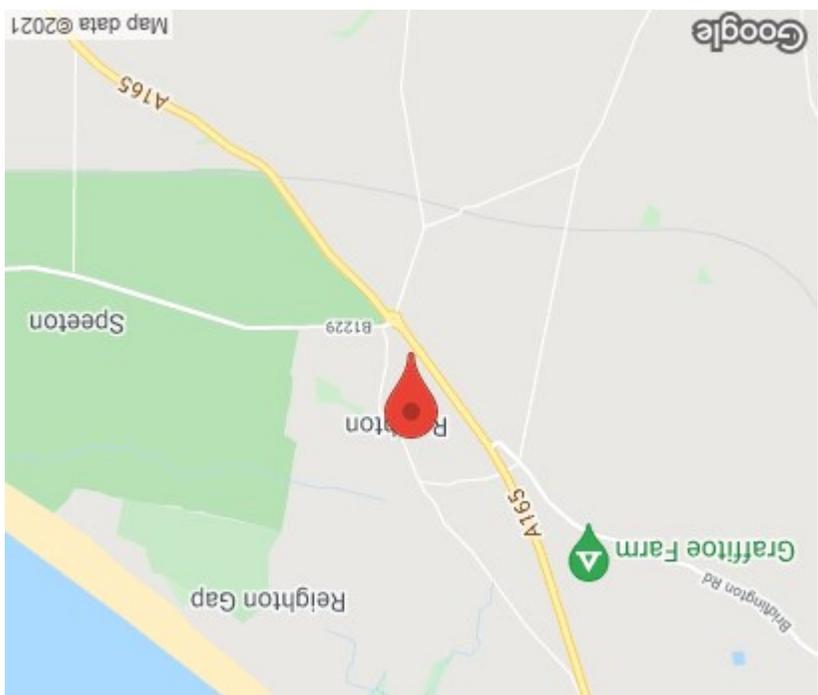


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as 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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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	
Potential	

England & Wales	
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Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
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Not environmentally friendly - higher CO ₂ emissions	(1-20) G
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Wold Edge Hunmanby Road, Reighton, Filey YO14 9RT
£550,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS

+++This 3/4 Bedroom detached dormer bungalow is situated on a GENEROUS 2.5 ACRE PLOT and offers a SECLUDED IDYLIC SETTING with FANTASTIC OPEN ASPECT VIEWS to the front and rear. The site currently has planning permission granted for seven glamping units. There is already one en-suite pod set up on the site (and is available by separate negotiations) and is offered to the market with NO ONWARD CHAIN+++

The accommodation itself briefly comprises of an entrance vestibule and hallway with stairs leading to the first floor landing, generous front facing bay fronted lounge with open aspect views, traditional kitchen with range cooker, dining/sitting room with double doors leading to a generous 26' (8.0m) conservatory to the rear overlooking the substantial rear garden. To the ground floor is also a bedroom/study house bathroom, separate w/c and a utility room off the kitchen. To the first floor there are two further bedrooms including a generous master bedroom with duel aspect windows to the front and rear and excellent open aspect views including distant sea views. Outside the property is accessed via electric double gates and a long tree lined gravelled drive providing ample off street parking. To the side and rear of the property are generous lawned grounds with tree lined boundaries as well as access to a further separate paddock ideal for any livestock or indeed a pony/horse. There are a range of outbuildings including three sheds, summerhouse and a garage plus the option to also purchase (by separate negotiations) A 1963 Leyland Tiger bus and a 1961 ERF truck. In our opinion the property is offered to the market in good order including an oil fired central heating system, UPVC double glazing and modern decoration throughout. Drainage at the property is serviced by a septic tank.





ACCOMMODATION

Entrance Porch
With double entrance doors and door to:

Entrance Hall
With door to inner hall and to:

Lounge
15'5" max into box bay x 15'1"
Double glazed window to the side and double glazed bay window to the front with pleasant open aspect views, fireplace with inset log burner stove.

Inner Hall
With stairs leading to the first floor landing and doors to:

Dining Room/Bedroom
12'2" x 11'6"
With double glazed window to the side, double glazed double patio doors to:

Conservatory
26'3" x 13'5" max
With double glazed windows to the side and rear and double glazed double patio doors leading out to and overlooking the rear garden. Door to:

Kitchen
12'6" x 10'10"
Fitted with a range of wall and base units with work surfaces over, one and a half bowl sink, built in electric oven and hob as well as an oil fired range cooker, dual aspect double glazed windows to the front and side. and open doorway to:

Utility Room
7'7" x 5'3"
Fitted with wall and base units with work surfaces over, space for fridge/freezer and two double glazed windows to the rear.

Bedroom Three
12'2" x 12'2"
With double glazed windows to the front and side with open aspect views, fireplace and built in cupboard.

Bathroom
8'6" x 5'7"
Fitted with a white three piece suite comprising panelled bath with shower over, pedestal wash hand basin, built in airing cupboard with hot water tank and double glazed window to the rear.

FIRST FLOOR

Landing
With double glazed window to the rear. door providing access to boarded loft space and doors to:

Bedroom One
21'4" max x 12'2" max
With dual aspect double glazed windows to the front and rear providing excellent open aspect countryside and distant sea views, built in wardrobes.

Bedroom Two
10'6" x 9'6" max
With double glazed window to the front and built in cupboard/wardrobe.

OUTSIDE

To the front of the property is a generous sweeping driveway and gravelled parking area accessible via electric remote controlled double gates. To front of the property is also a paved patio area and lawned gardens. To the side and rear the property is generous lawned gardens and grassed paddock within the grounds are currently five serviced hookups for touring caravans. The grounds are enclosed by fenced and hedged boundaries as well as some mature flower, tree and shrub borders. Also within the grounds is a fully services modern en-suite pod with patio, firepit and BBQ area. Externally the property also benefits from a detached garage, summerhouse and three sheds.

Details Prepared/Ref:
PF121021



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