



**FAR CLOSE
REIGHTON, NEAR FILEY**

Cundalls



FAR CLOSE FILEY ROAD, REIGHTON FILEY, NORTH YORKSHIRE

Hunmanby Gap Beach 0.75 miles, Filey 3 miles, Scarborough 10 miles, Malton 24 miles
Distances Approximate

**A SPACIOUS & BEAUTIFULLY APPOINTED FAMILY HOME SET IN OPEN COUNTRYSIDE,
ENJOYING SPECTACULAR VIEWS, TOGETHER WITH GARAGE BLOCK, EXTENSIVE GARDENS, GROUNDS,
STABLING & PADDOCKS, TOTALLING APPROXIMATELY 10 ACRES.**

ENTRANCE HALL – SITTING ROOM – GARDEN ROOM – DINING ROOM – STUDY – DINING KITCHEN
PANTRY – UTILITY ROOM – GUEST CLOAKROOM
FIRST FLOOR LANDING – MASTER BEDROOM – DRESSING ROOM – EN-SUITE SHOWER ROOM
THREE FURTHER DOUBLE BEDROOMS – HOUSE BATHROOM

BEAUTIFULLY LANDSCAPED GARDENS & GROUNDS – AMPLE PARKING – DOUBLE GARAGE – GRASS PADDOCKS – STABLING – FIELD SHELTER

LONG RANGE COASTAL & COUNTRYSIDE VIEWS – ENJOYS COMPLETE PRIVACY – LESS THAN 1 MILE FROM THE BEACH
IN ALL APPROXIMATELY 10.1 ACRES (4.097 HECTARES)

**£995,000
FREEHOLD**

Far Close is a thoroughly impressive property, which enjoys a superb and completely private setting with tremendous views and land amounting to approximately 10 acres.

The original house, which dates from the 1930s, has been substantially extended and re-modelled resulting in a remarkable family home with over 2,800ft² of well-appointed accommodation. Its interior is flooded with natural light and its layout has been designed to capitalise on its setting, two-storey bay windows to the front elevation allowing for panoramic views.

The accommodation, which benefits from uPvc double-glazing and oil-fired central heating, is arranged over two floors, and comprises entrance hall, sitting room, garden room, dining room, dining kitchen with Aga and cabinetry by Neptune, walk-in pantry, guest cloakroom, utility room and study. To the first floor is a master bedroom with dressing room and shower room en-suite, three further double bedrooms and a house bathroom.

The property is approached through electric gates onto a tree-lined, tarmac driveway, leading around to the far side of the house where there is a sizeable area for parking and a large double garage block with electric car charging point. A particularly striking feature of Far Close are its exceptional gardens, which have been professionally landscaped and feature a vast array of well-established shrubs and mature trees.

The property is a registered smallholding and has around 8 acres of grass paddock land, which will hold significant appeal for those with equestrian or smallholding interests, not least because there is gated access from the rear paddock onto Sands Road, a quiet no through lane which provides direct access onto the beach at Hunmanby Gap, where riding on the beach is allowed. The land has the advantage of good quality stabling and a field shelter, and in the south-east corner of the plot there is the potential to construct further outbuildings, on the site of some former agricultural buildings, subject to securing any necessary consents.

Far Close is positioned around three quarters of a mile north of Reighton village and enjoys easy access to the nearby town of Filey, which is within a five-minute drive. The town benefits from a comprehensive range of facilities and is best known for its wide sandy bay, which stretches for five miles from Filey Brigg down to Bempton Cliffs, where there is an RSPB reserve.

ACCOMMODATION

ENTRANCE HALL

4.8m x 1.8m (max) (15'9" x 5'11")

Staircase to the first floor. Understairs cupboard. Dado rail. Coving. Radiator.

DINING ROOM

4.3m (into bay) x 3.8m (14'1" x 12'6")

Cast iron wood burning stove set on a tiled hearth with timber surround. Bay window to the front. Wall light point. Coving. Radiator.

SITTING ROOM

6.7m (into bay) x 3.5m (22'0" x 11'6")

Double aspect room with bay window to the front and casement window to the rear. Open fire with Baxi grate, polished limestone surround and granite hearth. Coving. Television point. Two radiators.

GARDEN ROOM

7.8m (into bay) x 3.5m (25'7" x 11'6")

A superb, triple aspect room with vaulted ceiling, a bay window to the front, French doors to the side and casement windows to the side and rear. Brick built feature fireplace (we understand that there is a flue in situ should someone wish to install a further log burner). Television point. Radiator.

DINING KITCHEN

7.3m x 3.8m (min) (23'11" x 12'6")

Range of kitchen cabinets by Neptune, with polished granite work surfaces and a two oven, oil-fired AGA with electric companion having two further ovens and ceramic hob. Island unit with breakfast bar and gas hob. Integrated dishwasher. Coving. Fitted bench seating to the dining area. Television point. Two casement windows to one side, and French doors to the other. Radiator.

PANTRY

2.0m x 1.8m (6'7" x 5'11")

Fitted shelving. Tiled floor. Casement window to the side.

GUEST CLOAKROOM

1.8m x 1.3m (5'11" x 4'3")

White low flush WC and wash basin in vanity unit. Fully tiled walls. Hardwood floor. Recessed spotlights. Casement window to the side. Radiator.

UTILITY ROOM

4.9m x 3.1m (16'1" x 10'2")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Space for a tumble dryer. Stone flagged floor. Recessed spotlights. Casement window and stable door to the side. Radiator.

STUDY

3.0m (to fitted cupboards) x 2.6m (9'10" x 8'6")

Range of fitted storage cupboards. Stone flagged floor. Recessed spotlights. Casement window to the side. Radiator.

BOILER STORE

2.6m x 1.2m (8'6" x 3'11")

Grant, oil-fired central heating boiler. Pressurised hot water cylinder. Pulley clothes airer.

FIRST FLOOR

LANDING

Coving. Dado rail. Fitted storage cupboard. Recessed spotlights. Loft hatch with pull-down ladder to boarded storage space with electric light. Two casement windows to the side. Radiator.

BEDROOM ONE

4.2m (into bay) x 3.2m (13'9" x 10'6")

Bay window to the front. Coving. Picture rail. Radiator.

EN-SUITE DRESSING ROOM

2.4m x 2.4m (7'10" x 7'10")

Range of fitted wardrobes. Coving. Picture rail. Casement window to the front. Radiator.

EN-SUITE SHOWER ROOM

2.4m x 1.9m (7'10" x 6'3")

White suite comprising shower cubicle, wash basin in vanity unit and low flush WC. Fully tiled walls. Recessed spotlights. Electric underfloor heating. Casement window to the side. Heated towel rail.

BEDROOM TWO

6.7m (into bay) x 3.5m (22'0" x 11'6")

Superb, triple aspect room with bay window to the front and casement windows to the side and rear, taking in views of both Filey Brigg and Bempton Cliffs. Coving. Television point. Two radiators.

BEDROOM THREE

4.7m x 3.2m (15'5" x 10'6")

Range of fitted wardrobes. Coving. Casement window to the side. Radiator.

BEDROOM FOUR

5.8m x 3.5m (min) (19'0" x 11'6")

Range of fitted wardrobes. Coving. Television point. Casement windows to either side. Two radiators.

HOUSE BATHROOM

2.8m x 2.4m (9'2" x 7'10")

White suite comprising free-standing bath, shower cubicle, wash basin and low flush WC. Tiled walls. Tiled floor with electric underfloor heating. Coving. Wall light point. Casement window to the side. Two heated towel rails.

GARDENS & GROUNDS

Electric, double gates open onto a lengthy tarmac driveway lined by an avenue of rowan trees, this sweeps past the front of the house and around to a large parking area between the house and the garage block. The gardens have been professionally landscaped and are divided into a series of 'rooms' with extensive lawn and a wide variety of established flowering shrubs, perennials and a range of mature trees including wych elm, maple, copper beech, whitebeam, and oak. The grounds have been designed to provide colour and interest throughout the year and various seating areas in both sun and shade. A broad, flagged terrace stretches across the front and side of the house, making an ideal viewing point to enjoy the view and the gardens at the same time.

DOUBLE GARAGE

7.9m x 6.4m (25'11" x 21'0")

Twin up and over doors. Personnel door. Casement windows to either end. Loft hatch. Electric light and power. Tiled floor.

GREENHOUSE & POTTING SHED

5.0m x 2.7m (16'5" x 8'10")

THE LAND

The overall site area amounts to approximately 10.1 acres, of which there is around 8 acres of good quality grazing land. The paddocks are divided principally into three areas, the largest of which lies to the rear of the house, beyond a shelter belt and has two large timber stables. These both have electricity and water laid on and could easily be subdivided into five loose boxes. The remaining paddocks are linked, and lie to either side of the garden, and benefit from a field shelter. At the eastern end of the plot is an area with a collection of former agricultural buildings and the metal frame of a barn. This is well screened from the rest of the property, but offer potential, should someone wish to construct further buildings (subject to planning).

FIELD SHELTER

4.7m x 3.6m (15'5" x 11'10")

STABLE BLOCK (1)

7.1m x 3.6m (23'4" x 11'10")

STABLE BLOCK (2)

10.7m x 3.6m (35'1" x 11'10")

GENERAL INFORMATION

- Services: Mains water and electricity. Septic tank drainage.
Oil-fired central heating.
- Council Tax: Band: F (North Yorkshire Council, Scarborough).
- Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
- Post Code: YO14 9SS.
- EPC Rating: Current: D58. Potential: C79.
- Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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