

PARISH FIELD HOUSE CHURCH CLIFF FARM, FILEY



A unique four bedroom town house offering spacious & versatile accommodation, in a sought-after location just a short walk from both the beach and town centre amenities.

Entrance hall, sitting room, dining room, study, kitchen, ground floor guest bedroom suite, master bedroom with balcony & en-suite shower room, two further bedrooms & house bathroom.

Upvc double-glazing & gas central heating.

Double garage, allocated parking, private & attractively landscaped gardens, plus additional communal gardens & grounds.

Appealing location adjacent to Filey Brigg Country Park & St. Oswald's Church.

GUIDE PRICE £525,000

Parish Field House is a unique, four-bedroom town house within a hugely appealing courtyard setting, only a short walk of the beach and town centre amenities.

The house itself is especially attractive and offers deceptively spacious accommodation with generously proportioned rooms that are flooded with natural light. Located on the northern side of the town, just by Filey Brigg Country Park and St. Oswald's Church, it enjoys relative peace and quiet, and is just a short stroll from the cliff top where there are breathtaking views of the bay. In addition to communal gardens and grounds, the house benefits from its own courtyard style gardens on two sides, which are beautifully maintained. Vehicular access to Church Cliff Farm is via electric, wrought-iron gates and Parish Field House has the advantage of a large double garage, as well as two allocated parking spaces, just a short walk from the garden gate.

The accommodation, which is arranged over two floors, enjoys a versatile layout that includes a ground floor bedroom suite which is perfect for guests, or anyone with mobility issues. The overall floor area amounts to approximately 1,900ft² and comprises, front and rear entrance halls, 24ft double aspect sitting room, dining room, study, kitchen, and guest bedroom with en-suite shower room. Upstairs there are three further bedrooms, including a superb master bedroom with balcony and en-suite shower room, and a house bathroom. The whole property is presented in excellent decorative order and benefits from upvc double-glazing and mains gas central heating.

Filey is a charming town located along the Heritage Coastline approximately 7 miles south of Scarborough. Best known for its award winning 'blue flag' beach and the Crescent Gardens, the town has been a popular seaside town since its Victorian heyday, but at its heart remains a traditional fishing port. It benefits from a comprehensive range of amenities including schooling, independent shops as well as high street retailers, a wide range of restaurants as well as Doctors surgery.



ACCOMMODATION

FRONT HALL

Composite front door. Moulded coving. Stairs to the first floor. Fitted cupboard housing gas meter. Radiator.

SITTING ROOM

7.6m x 3.9m (max) (24'11" x 12'10")

A double aspect room with casement window to the front and French windows opening out onto the rear garden. Living flame gas fire with timber surround and granite hearth. Pair of fireside alcoves with inset lighting. Coving. Television point. Picture lights. Radiator.



DINING ROOM

4.5m x 4.2m (max) (14'9" x 13'9")

Window to the front elevation. Radiator. Feature alcove. Moulded coving. Door through to the kitchen.



KITCHEN

3.6m x 3.3m (11'10" x 10'10")

Range of kitchen cabinets with granite effect worktops incorporating one and a half bowl stainless steel sink unit. Integrated NEFF double oven. Matching NEFF four ring ceramic hob with extractor overhead. Tiled floor. Automatic washing machine point. Space for a tumble dryer. Casement window to the rear. Radiator.



STUDY

4.4m x 3.8m (max) (14'5" x 12'6")

French windows opening out to the rear garden. Delft plate rack. Wall light point. Boiler cupboard housing Worcester gas fired central heating boiler. Walk-in fitted storage cupboard with shelving and loft inspection hatch. Radiator.



REAR HALL

2.2m x 1.2m (7'3" x 3'11")

Composite door to the rear. Tiled floor. Picture rail. Fitted storage cupboard.

BEDROOM TWO

4.0m x 3.8m (max) (13'1" x 12'6")

Range of fitted wardrobes. Coving. Fitted bedside lights. Casement window to the rear. Radiator.



EN-SUITE SHOWER ROOM

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

Matching white suite comprising walk-in double shower cubicle, wash basin and low flush WC. Tiled floor and full tiled walls. Recessed spotlights. Loft inspection hatch with a pull-down ladder. Extractor fan. Chrome heated ladder towel rail.

FIRST FLOOR

LANDING

Coving. Loft access hatch. Radiator.

BEDROOM ONE

4.6m x 3.6m (15'1" x 11'10")

Plus, 1.9m x 1.7m (6'3" x 5'7")

Range of fitted wardrobes. Fitted dressing table and drawers. Over-stairs fitted storage cupboard. Coving. Television point. Casement window to the front and French windows opening onto a south-east facing balcony. Radiator.



EN-SUITE SHOWER ROOM

2.9m x 2.1m (max) (9'6" x 6'11")

Matching white suite comprising walk-in double shower cubicle, wash basin set within a vanity unit and low flush WC. Tiled floor. Recessed spotlights. Bathroom cabinet with lighting. Extractor fan. Casement window to the rear. Chrome heated ladder towel rail.

BEDROOM THREE

3.9m x 3.8m (max) (12'10" x 12'6")

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



BEDROOM FOUR

3.7m x 2.3m (12'2" x 7'7")

Range of joiner-built oak bookshelves and storage cabinets. Coving. Casement window to the rear. Radiator.



HOUSE BATHROOM

2.9m x 1.7m (9'6" x 5'7")

Matching white suite comprising bath with handheld shower attachment, wash basin and low flush WC. Fully tiled walls and floor. Recessed spotlights. Extractor fan. Fitted linen cupboard. Casement window to the rear. Heated ladder towel rail.

OUTSIDE

Parish Field House is approached via the southern set of electric gates, opening onto a block paved courtyard. This particular property has the benefit of a double garage and two allocated parking spaces, with further visitor spaces for the development. The front garden is arranged as a classic cottage style garden with paved courtyard terrace and wide borders with wide variety of spring bulbs, flowering shrubs and perennials. To the rear is a walled garden, with lawn, shrub borders, stone flagged terrace and steps up to a handgate onto Church Cliff Drive. In addition to the private gardens there are beautifully maintained communal garden areas.

DOUBLE GARAGE

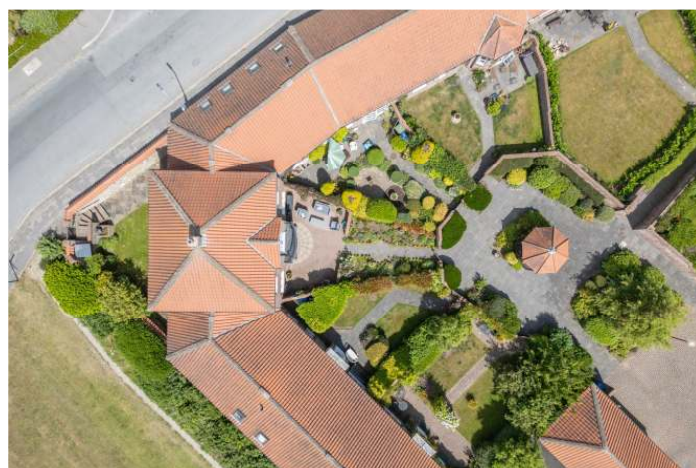
5.4m x 5.0m (17'9" x 16'5")

Electric light and power. Twin up and over doors, one of which is electrically operated. Fitted shelving. Rubber mat flooring. Personnel door to the rear.



GENERAL INFORMATION

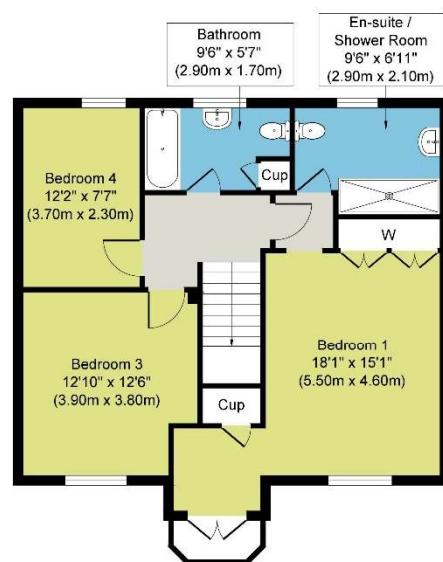
Services:	Mains water, electricity, gas and drainage. Gas central heating.
Council Tax:	Band: E (Scarborough Borough Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Note:	An annual service charge covers maintenance of the communal grounds, parking areas and electric gates and is currently £750.
Post Code:	YO14 9ET.
EPC Rating:	C74.
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.



Ground Floor
Approximate Floor Area
1190 sq. ft
(110.56 sq. m)



First Floor
Approximate Floor Area
718 sq. ft
(66.66 sq. m)