



**THE GRANGE, GRISTHORPE
NEAR FILEY, NORTH YORKSHIRE**

Cundalls



THE GRANGE, 4 MAIN STREET GRISTHORPE, FILEY, NORTH YORKSHIRE

Filey 2 miles, Scarborough 6 miles, Malton 24 miles, Whitby 26 miles
Distances Approximate

**A SUPERB, SEVENTEENTH CENTURY FOUR/FIVE BEDROOM VILLAGE HOUSE WITH SPACIOUS SELF-CONTAINED ANNEXE,
SET IN EXTENSIVE GARDENS & GROUNDS OF ALMOST ONE ACRE WITHIN A SCENIC CONSERVATION VILLAGE,
JUST 1 MILE FROM THE COAST.**

MAIN HOUSE: ENTRANCE HALL – DRAWING ROOM – GARDEN ROOM – DINING ROOM – FARMHOUSE KITCHEN WITH AGA
BEDROOM FIVE/OFFICE – SHOWER ROOM – UTILITY ROOM
FIRST FLOOR LANDING – FOUR DOUBLE BEDROOMS – HOUSE BATHROOM

ANNEXE: OPEN-PLAN KITCHEN/DINING/LIVING SPACE – LAUNDRY – GUEST CLOAKROOM – DOUBLE BEDROOM – EN-SUITE SHOWER ROOM

AMPLE PARKING & SOUTH-FACING GARDENS OFFERING A HIGH DEGREE OF PRIVACY WITH DISTANT VIEWS.

A VERY ATTRACTIVE PROPERTY SET WITHIN A PEACEFUL CONSERVATION VILLAGE JUST 1 MILE FROM THE HERITAGE COAST
& A SHORT DRIVE FROM NEARBY FILEY.

GUIDE PRICE £795,000
FREEHOLD

The Grange is a fine, 17th Century village house standing in landscaped gardens and grounds approaching one acre. The house dates from 1684 as noted on the plaque set into the front of the house along with the initials W.F. which relate to William Foster – a former owner. Its 24" walls are constructed of local sandstone, and the second floor added in 1891 is of brick.

In more recent years the house has seen a significant renovation and offers a practical layout with generously proportioned rooms and an overall floor area in excess of 2,400ft². Much of the character has been retained and has been further enhanced by the addition of an oak-framed garden room at the rear, which takes full advantage of the gardens and grounds.

In brief, the accommodation comprises: entrance hall, 24ft drawing room, garden room, dining room, farmhouse kitchen with AGA, fifth bedroom/office, utility room and ground floor shower room, whilst upstairs there are four double bedrooms and a house bathroom. Central heating is gas-fired, and windows are double-glazed and mostly Yorkshire sliding sashes.

Within the last few years, a range of former outbuildings have been converted to provide an unusually spacious one-bedroom annexe of some 850sq.ft. The accommodation is arranged over a single floor, the heart of which is a huge, open-plan kitchen/living space, backed up by a guest cloakroom, laundry room and bedroom suite with dressing area and en-suite shower room.

The gardens at The Grange are a particular feature, providing year-round colour and interest. They extend to approximately 0.9 acres and have been divided into a series of formal and informal areas. They feature lawn, well-stocked borders stocked with a variety of flowering shrubs and perennials and a number of mature trees. There is ample parking on the gravelled drive, and the annexe has its own private garden area.

Gristhorpe is a conveniently placed village located only 2 miles from the nearby coastal town of Filey. The Main Street is a no-through road and designated Conservation Area, presenting a very attractive street scene. Good local facilities can be found in both Filey and Scarborough, which is some 6 miles north. The A64 is within easy reach for commuting further afield. For anyone keen on walking, there are several footpaths and bridleways that pass through the village.

ACCOMMODATION

ENTRANCE HALL

3.4m x 1.8m (11'2" x 5'11")

Staircase to the first floor. Quarry tile floor. Part-panelled walls. Heritage radiator.

DRAWING ROOM

7.6m x 4.0m (24'11" x 13'1")

Cast iron multi-fuel Esse stove set within a carved stone fireplace. Exposed beams. Five wall lights. Understairs storage cupboard. Television point. Yorkshire sliding sash window to the front and French doors to the rear. Radiator.

GARDEN ROOM

5.2m x 3.6m (17'1" x 11'10")

Oak-framed garden room extension with stone flagged floor, vaulted ceiling and French doors opening onto the rear garden. Fitted bookcase. Two wall lights. Heritage radiator.

SNUG / DINING ROOM

5.6m x 4.3m (18'4" x 14'1")

Cast iron multi-fuel AGA stove set within a cast iron fire surround. Fireside cupboard and log store. Exposed beams. Four wall lights. Television point. Yorkshire sliding sash window to the front with window seat. Radiator.



FARMHOUSE KITCHEN

7.5m x 3.4m (24'7" x 11'2"), plus 3.0m x 2.4m (9'10" x 7'10")

Range of joiner-built kitchen cabinets with polished granite and iroko worktops. Electric, two oven AGA (black) with two oven electric companion with four ring ceramic hob all set within a tiled recess with extractor fan and wooden beam. Belfast sink. Integrated dishwasher. Stone flagged floor. Exposed beams. Television point. Yorkshire sliding sash window to the front with window seat and further Yorkshire sliding sash window to the rear. Radiator.



BEDROOM FIVE / OFFICE

3.1m x 2.7m (10'2" x 8'10")

Two casement windows to the side. Radiator.

SHOWER ROOM

3.1m x 1.7m (10'2" x 5'7")

White suite comprising double shower cubicle, wash basin and low flush WC. Half-panelled walls. Extractor fan. Yorkshire sliding sash window to the front. Heated towel rail.

UTILITY ROOM

3.7m x 2.4m (12'2" x 7'10")

Joiner-built units with Belfast sink and range of larder cupboards. Automatic washing machine point. Worcester gas fired combi boiler. York stone flagged floor. Yorkshire sliding sash window and door to the rear.

FIRST FLOOR

LANDING

Coving. Loft hatch. Casement window to the rear and two Yorkshire sliding sash windows to the front. Radiator.

BEDROOM ONE

4.7m x 4.1m (including fitted wardrobes) (15'5" x 13'5")

Yorkshire sliding sash window to the front and casement window to the rear. Range of fitted wardrobes. Coving. Television point. Radiator.

BEDROOM TWO

3.5m x 3.4m (11'6" x 11'2")

Coving. Casement window to the rear. Radiator.

BEDROOM THREE

3.5m x 3.4m (11'6" x 11'2")

Coving. Casement window to the rear. Radiator.

BEDROOM FOUR

4.6m x 3.4m (15'1" x 11'2")

Coving. Yorkshire sliding sash window to the front and casement window to the rear. Radiator.

HOUSE BATHROOM

3.4m x 1.9m (11'2" x 6'3")

White suite comprising bath, wash basin and low flush WC. Half-panelled walls. Fitted storage cupboard. Casement window to the rear. Heated towel rail.

OUTSIDE

The Grange is set back from the village street behind a wide grassy verge. Most of the gardens lie to the rear, facing south. It has been divided into a series of areas to include a 'formal' garden immediately behind the house with composite deck, ornamental pond, colourful borders and lawn; a vegetable patch with raised beds; a woodland garden with mown paths and variety of trees including horse chestnut, beech and oak; a fruit orchard and hen run. Beyond the gravelled drive is a grassy track, allowing direct access to the woodland garden and orchard, screened from the principal garden by an avenue of pleached limes.

THE ANNEXE ACCOMMODATION

OPEN-PLAN KITCHEN / DINING / LIVING ROOM

9.7m x 4.1m (31'10" x 13'5")

Range of kitchen units incorporating a single drainer sink unit. Integrated fan-oven. Combination microwave, four ring hob, extractor hood and dishwasher. Vaulted ceiling with exposed roof trusses. Television point. Two casement windows and a set of French doors to the side, and a set of sliding doors onto the garden. Radiator.

LAUNDRY ROOM

2.8m x 1.9m (9'2" x 6'3")

Range of kitchen units. Automatic washing machine point. Radiator.

GUEST CLOAKROOM

2.6m x 1.0m (8'6" x 3'3")

Low flush WC and wash basin. Extractor fan.

DOUBLE BEDROOM

4.4m x 3.2m (14'5" x 10'6")

Range of fitted wardrobes. Dressing/study area. Three casement windows. Radiator.

EN-SUITE SHOWER ROOM

1.9m x 1.9m (6'3" x 6'3")

White suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Radiator.

OUTSIDE

Sliding, double doors from the open-plan living space open onto a composite timber deck, which steps down to meet a low maintenance, courtyard style garden with a resin surface. Like the garden to the main house, this area also enjoys a sunny, south-facing aspect.

GENERAL INFORMATION

Services:	Mains water, electricity, gas and drainage. Gas central heating. PV Solar panels to the rear elevation of the main house contribute to the running costs of the house and provide a quarterly income.
Council Tax:	Main House: Band: G (North Yorkshire Council). Annexe: Band: A (North Yorkshire Council).
Tenure:	We understand that the property is Freehold and that vacant possession will be given upon completion. No. 5 Main Street has a right of access over the early section of the drive to reach their garage and a right of access on foot to access their garden.
Post Code:	YO14 9PP
Viewing:	Strictly by appointment through the Agent's office in Malton, telephone 01653 697820.

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. 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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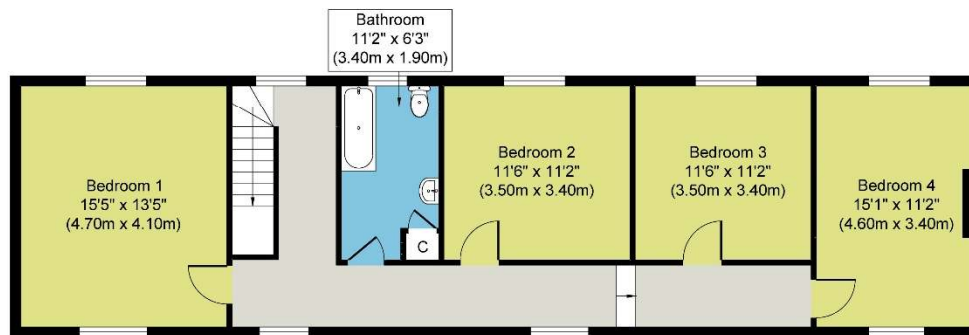


15 Market Place, Malton, North Yorkshire, YO17 7LP
Tel: 01653 697820 Fax: 01653 698305
Email: malton@cundalls.co.uk

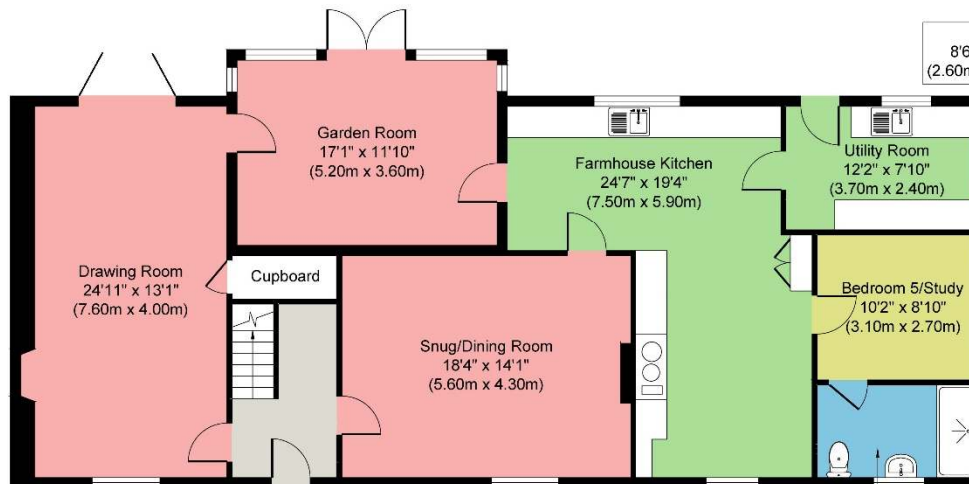
40 Burgate, Pickering, North Yorkshire YO18 7AU
Tel: 01751 472766 Fax: 01751 472992
Email: pickering@cundalls.co.uk

3 Church Street, Helmsley, York YO62 5BT
Tel: 01439 772000 Fax: 01439 770535
Email: helmsley@cundalls.co.uk

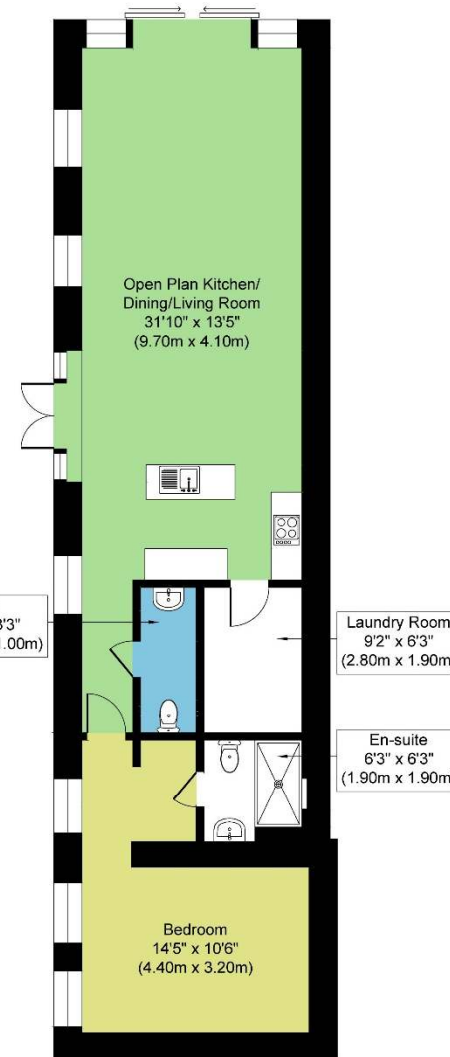




First Floor
Approximate Floor Area
936 sq. ft
(87.00 sq. m)



Ground Floor
Approximate Floor Area
1485 sq. ft
(138.00 sq. m)



Annexe
Approximate Floor Area
852 sq. ft
(79.20 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

