



Hayfield Cottage Flamborough Road | Speeton, Filey



# Hayfield Cottage Flamborough Road Speeton, Filey

A rare opportunity to purchase an immaculately presented three bedroom detached bungalow with delightful gardens and grounds. Hayfield also includes an adjoining parcel of arable land, extending in all to 12.53 acres (5.07 ha) or thereabouts.

The property is conveniently located between the villages of Speeton and Reighton, only a short distance from the coast and array of beaches and further amenities.

VIEWING ESSENTIAL

**Guide Price £625,000**

## ACCOMMODATION

### ENTRANCE HALL

2.36m x 1.65m (7'9" x 5'5")

Composite uPVC double glazed entrance door, wooden floor, double radiator, loft hatch.

### FAMILY ROOM

5.18m x 4.04m (17' x 13'3")

Side aspect uPVC double glazed window, cast iron wood-burning stove with back boiler into tiled recess, double radiator, loft hatch.

### KITCHEN/DINING ROOM

5.66m x 3.61m (18'7" x 11'10")

Side aspect uPVC double glazed window, range of fitted base and wall mounted units, 1.5 bowl stainless steel sink and drainer with chrome mixer taps, oil fired 2 hotplate Rayburn with back boiler, Samsung electric oven, 4 ring electric hob with extractor fan over, tiled floor double radiator, French doors to outside.

### BEDROOM 1 (NE)

3.86m x 3.66m (12'8" x 12')

Rear aspect uPVC double glazed window, double radiator.

## BATHROOM

2.62m x 1.83m (8'7" x 6')

Side aspect opaque uPVC double glazed window, three piece suite comprising panelled bath with Triton electric shower over, glazed screen and chrome fittings, low flush wc, wash hand basin into vanity unit, electric heater, chrome heated towel rail, extractor fan.

## UTILITY ROOM

Side aspect uPVC double glazed window, plumbing for washing machine.

## INNER HALL

3.20m x 1.09m (10'6" x 3'7")

## SEPARATE ENTRANCE HALL

3.84m x 2.31m (12'7" x 7'7")

Double radiator. Door to outside.

## SITTING ROOM

Side aspect uPVC double glazed window, open fireplace on a stone hearth with timber frame surround and mantelpiece, tiled slips, double radiator.

## BEDROOM 2 (NW)

5.16m x 2.69m (16'11" x 8'10")

Rear aspect uPVC double glazed window, double radiator.



### **BEDROOM 3 (SW)**

3.91m x 3.56m (12'10" x 11'8")

Front aspect uPVC double glazed window, double radiator.

### **CLOAKROOM**

1.88m x 1.07m (6'2" x 3'6")

Side aspect uPVC double glazed window, low flush wc and wash hand basin.

### **OUTSIDE**

The property is approached along a private, gravelled, driveway flanked by herbaceous borders to the front and side, including a further gravelled area and raised beds, together with ample parking to the front and central gravelled area, privet hedgerows.

To the side, there are further gravelled areas with raised beds. To the rear, there is a patio area with lawned gardens and summerhouse beyond, leading to a walled garden. Oil tank and timber shed.

To the west elevation, a separate vehicular access leads to a grassed campsite with six no. electric hook ups for caravans and tourers. Beyond, there is a single oblong arable field, extending in all to 12.5 acres (5.07 ha) or thereabouts.

### **SERVICES**

Mains electricity and water. Oil fired central heating. Septic tank drainage. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

### **TENURE**

We understand to be freehold with vacant possession on completion.

### **VIEWING**

By appointment with the Agents, BoultonCooper. Tel. 01653 692151.

### **COUNCIL TAX BAND**

We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

### **ENERGY PERFORMANCE RATING**

Assessed in Band E. The full EPC can be viewed at our Malton office.





**VIEWING**


Strictly by appointment with the Agents.

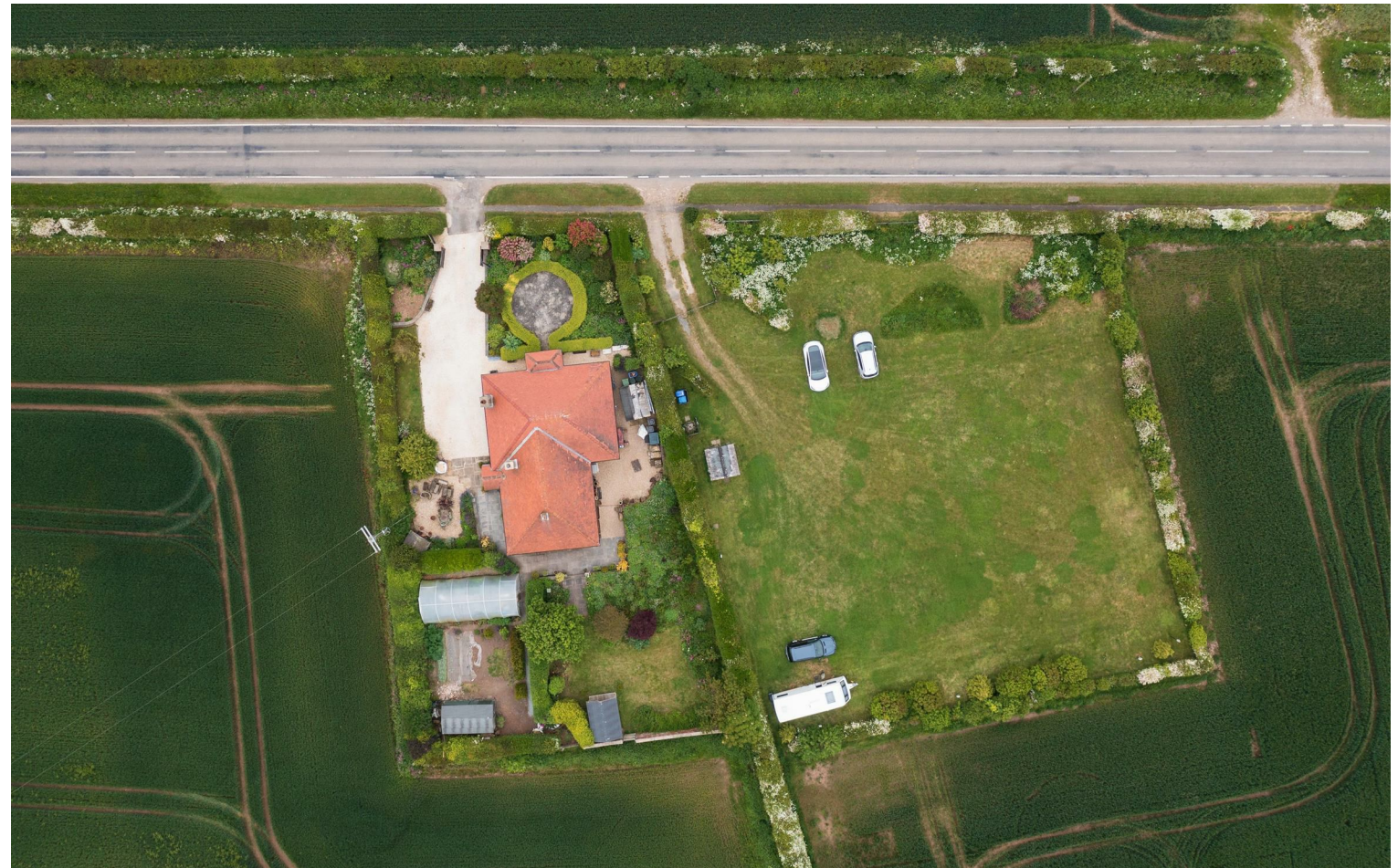
**COUNCIL TAX BAND**

D

**ENERGY PERFORMANCE RATING**

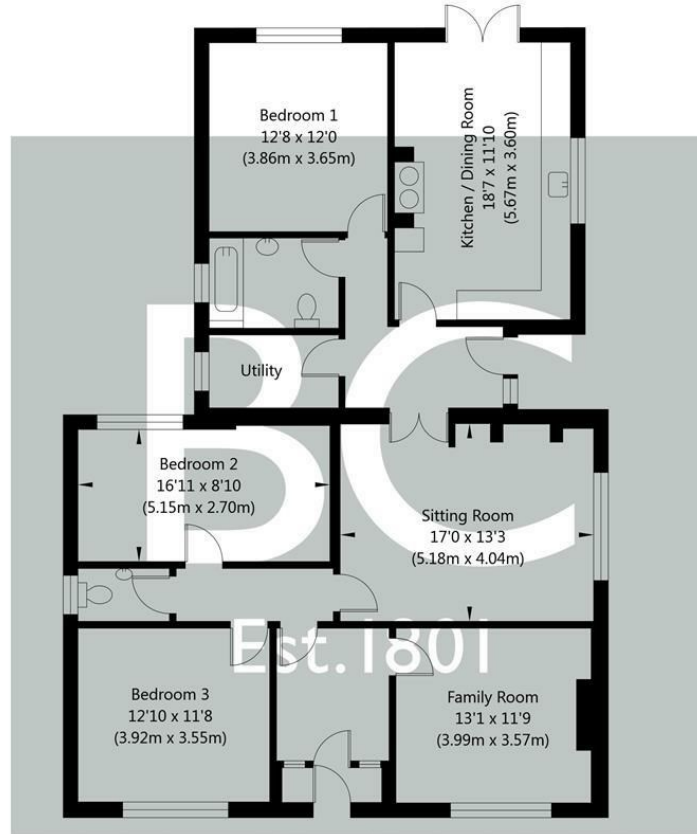
E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>66</b>
(39-54) <b>E</b>	<b>46</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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Speeton, Filey, YO14 9TA



Ground Floor

GROSS INTERNAL FLOOR AREA

APPROX. 1459 SQ FT / 135.58 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1459 SQ FT / 135.58 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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