



# Dee Atkinson & Harrison

Highcliffe Manor, Flamborough, East Yorkshire

CHARTERED SURVEYORS & ESTATE AGENTS

# Highcliffe Manor

## Flamborough

£1,500,000

A LUXURIOUSLY APPOINTED AND MOST ATTRACTIVE FORMER MANOR HOUSE SET IN APPROX. 11 ACRES OF PRIVATE GROUNDS. ALTHOUGH NOT LISTED, THE PROPERTY PROVIDES MANY FEATURES OF ARCHITECTURAL MERIT INCLUDING STONE MULLION WINDOWS, OAK PANNELLED WALLS AND CARVED FIREPLACES.

### DESCRIPTION

Dating back to 1895, Highcliffe Manor has fulfilled many roles. Originally the hub of a large Country Estate, it has latterly been an exclusive country hotel and for the past two decades a stunning family home. In addition to the extensive principle residence, separate living accommodation is provided by the cottage attached to the main house. Having been lovingly restored to its former glory by the current owners, Highcliffe Manor currently provides glorious family living, however with the correct consents it could once again rise as a leading boutique hotel & wedding venue, holiday complex or maybe an Exclusive lodge development.

### SITUATION

The Manor is located to the south of the historic fishing village of Flamborough and is approached via a private road through open farm land and woods culminating at grand wrought iron automated gates.

Flamborough village is positioned on the stunning Yorkshire Heritage coastline, steeped in history, and boasting a working lighthouse. There is a golf course, church, local shops, public houses and a primary school.

The popular seaside fishing port of Bridlington is only 5 miles away with a range of amenities, pubs and schools. Scarborough has a further array of amenities, including restaurants, sport facilities and a railway station with regular services to Malton, York and Hull.

**Beverley 30 miles ~ Hull 34 Miles ~ York 45 Miles ~**



## ON THE GROUND FLOOR

### RECEPTION HALL

8.85m (29' 0") x 5.54m (18' 2") max

A grand entrance hall with two southerly facing windows, coving, ornate ceiling rose, dado rail, original panelling, solid wood parquet flooring, stunning feature fireplace, radiator and hardwood staircase leading up to the first floor.

### OFFICE/STUDY

6.90m (22' 8") x 2.96m (9' 9")

With front facing stone mullion windows, spotlighting, radiators, telephone point.

### REST ROOMS

7.72m (25' 4") x 2.67m (8' 9") max

Four separate WC cubicles and a wash area with four wash basins and radiator.



### DRAWING ROOM

8.25m (27' 1") x 5.18m (17' 0")

A beautifully light room with a south facing bow window with seating overlooking the gardens, ornate cornicing, solid wood parquet flooring, a stunning carved wood and granite fireplace, radiators, South facing French doors open out onto the gardens and double doors open into:

### BAR

5.18m (17' 0") x 4.57m (15' 0")

With South facing French doors opening out to the gardens, coving to the ceiling, dado rail, radiators and a fully functional bar with spotlighting, fitted display shelving, sink and drainer.



### DINING ROOM

8.80m (28' 10") x 5.07m (16' 8")

Arguably the most remarkable room of the house with South facing bay window with window seat running the width of the room and overlooking the garden, exposed beams, oak panelling, hard wood flooring and a beautiful hand carved inglenook fireplace with overhead lighting.

### LIBRARY

9.18m (30' 1") x 4.60m (15' 1") max

With French doors opening out to the courtyard, radiator, book shelving and storage, spotlighting and fireplace.

### BILLIARD ROOM

9.40m (30' 10") x 5.64m (18' 6")

With South facing windows overlooking the gardens, French door to the garden, wall lights, radiator and carved wood fireplace.

### BREAKFAST ROOM

5.16m (16' 11") x 3.35m (11' 0")

With windows overlooking the gardens, stone flagged flooring, cast iron cooking range, radiator and door to the garden.



### KITCHEN DINER

11.49m (37' 8") x 3.37m (11' 1")

A catering sized kitchen with windows and double opening doors to the rear and a front facing window and door out to the courtyard, exposed beams to the vaulted ceiling, tiled flooring, two radiators, spotlighting, two butler sinks, a range of wall and base units, power points, space for a fridge freezer and space for a range cooker.

### PREP KITCHEN

4.12m (13' 6") x 3.38m (11' 1")

With rear entrance door, ladder, double sink and doors leading off to a Boot Room and WC.

### ON THE FIRST FLOOR

#### LANDING

A striking and spacious landing with side facing window, ornate ceiling rose, dado rail, seating area, radiator and double opening doors out to external rear stair case.

### MASTER BEDROOM

8.39m (27' 6") max (5.13m (16' 10") min) x 5.43m (17' 10")

With a front facing stone mullion bow window with window seat, providing breathtaking views over the countryside and far out over Bridlington Bay, spotlighting, three radiators and door to the en-suite.



### EN-SUITE

3.89m (12' 9") x 3.08m (10' 1")

With low level WC, wash hand basin set in an elegant vanity unit, encased bath with central taps, fully tiled shower cubicle with rainfall showerhead, heated towel rail.



### BEDROOM TWO

6.18m (20' 3") max x 5.42m (17' 9")

With a side facing window providing views over the grounds, countryside and far out across Bridlington Bay, spotlighting, fireplace with tile surround, radiator and door to the en-suite.

### EN-SUITE

With tile effect flooring, partly tiled walls, low level WC, pedestal wash hand basin and a fully tiled corner shower cubicle with mains fed shower.

### BEDROOM THREE

7.23m (23' 9") to bay x 5.15m (16' 11")

With side facing stone mullioned bay window providing the same stunning views over the coast and countryside, ceiling spotlighting, two radiators and door to the en-suite.

### EN-SUITE

With partly tiled walls, low level WC, pedestal wash hand basin and panel encased bath.

### BEDROOM FOUR

3.61m (11' 10") x 3.36m (11' 0")

Two steps lead down into another double bedroom with views over the countryside and Bridlington Bay, coving to the ceiling, radiator and door to the en-suite.





**EN-SUITE**

With partly tiled walls, shaver point, low level WC, pedestal wash hand basin and fully tiled shower cubicle with electric shower.

**BEDROOM FIVE**

*3.77m (12' 4") x 3.52m (11' 7")*

Two steps lead down to bedroom five with side facing window providing views over the countryside and Bridlington Bay, radiator and door to the en-suite.

**EN-SUITE**

With partly tiled walls low level WC, pedestal wash hand basin and fully tiled shower cubicle with electric shower.

**BEDROOM SIX**

*5.24m (17' 2") max x 3.75m (12' 4")*

With a side facing window overlooking the grounds, countryside and out over Bridlington Bay, radiator and door to the en-suite.

**EN-SUITE**

With partly tiled walls, heated towel rail, low level WC, pedestal wash hand basin and a fully tiled shower cubicle with electric shower.

**BEDROOM SEVEN**

*3.88m (12' 9") max x 3.69m (12' 1")*

With side facing window overlooking the courtyard, radiator and door to the en-suite.

**EN-SUITE**

With partly tiled walls, tile effect flooring, low level WC, pedestal wash hand basin and panel encased bath.

**BEDROOM EIGHT**

*4.10m (13' 5") x 3.84m (12' 7")*

With a side facing window overlooking the courtyard, radiator and door to the en-suite.

**EN-SUITE**

With partly tiled walls, a heated towel rail, low level WC, pedestal wash hand basin and panel encased bath.

**BEDROOM NINE**

*4.15m (13' 7") x 3.78m (12' 5")*

With a front facing stone mullion window providing beautiful country views, spotlighting, fireplace, radiator and door to the en-suite.

**EN-SUITE**

With two side facing stone mullion windows, partly tiled walls, heated towel rail, low level WC, pedestal wash hand basin, panel encased bath and a fully tiled shower cubicle with electric shower.

**SEPARATE TWO BED COTTAGE**

**ENTRANCE HALL**

*3.01m (9' 10") x 0.89m (2' 11")*

Front facing entrance door opens into a hallway with tiled flooring and alarm panel, leading to the old pump room and to the cottage kitchen.

**KITCHEN**

*4.32m (14' 2") x 2.66m (8' 9")*

With laminate tile effect flooring, radiator, range of modern wall and base units with roll top work surfaces, sink and drainer unit, tiled splash back, integrated electric oven and microwave, electric hob and extractor hood, plumbing for a washing machine.



### UTILITY/ THE OLD PUMP ROOM

3.71m (12' 2") x 2.84m (9' 4")

Housing meters, fuse box and the old pumps, with sink and drainer unit and power points.

### LOUNGE

5.24m (17' 2") x 5.06m (16' 7")

With two radiators, TV point and door that opens out to the courtyard.

### INNER HALLWAY

With radiator, loft access and storage cupboard.

### BEDROOM ONE

5.44m (17' 10") x 3.98m (13' 1")

With radiator.

### BEDROOM TWO

3.94m (12' 11") x 2.44m (8' 0")

With radiator.

### BATHROOM

2.46m (8' 1") x 1.49m (4' 11")

With three piece bathroom suite comprising low level WC, pedestal wash hand basin and panel bath.

### SHOWER ROOM

With low level WC, pedestal wash hand basin and a fully tiled shower cubicle.

### OUTBUILDINGS (See Floor Plans)



There is an extensive range of outbuildings toward the rear of the site that are in a variety of conditions. These buildings are

considered to be suitable for conversion to provide additional holiday let accommodation and have previously had planning consent for this use. They can also be used for stabling, garaging or general storage.

### GARDENS & GROUNDS

Beautifully established and maintained gardens stretch out over five acres.



### PADDOCK

Highcliffe Manor enjoys an additional 6.5 acres of undulating grassland that could provide grazing or alternatively be a site for an exclusive lodge type development (subject to planning consent)

### ONLINE AERIAL VIDEO

Take a flight around the manor, type the link below into your internet browser.

<https://vimeo.com/164720367>

### SERVICES

Mains water and electricity are connected to the property. Drainage is to a septic tank. The property is fitted with solar panels which reduce the cost of running the underfloor heating and Aga. Bottled gas runs the gas fire.

### COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in

Council Tax Band '???'.

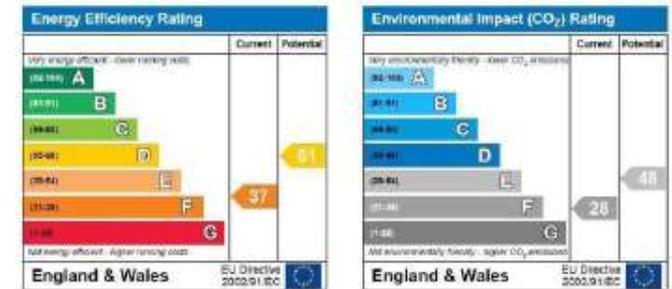
### VIEWING

Strictly by appointment through the Sole Agents on 01377 241919.

### TENURE

We understand the property to be freehold.

### ENERGY GRAPHS







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Ground Floor

APPROXIMATE GROSS INTERNAL AREA: 847.06 SQ M / 9117.67 SQ FT

OUTBUILDINGS: 308.59 SQ M / 3321.63 SQ FT

TOTAL: 1155.65 SQ M / 12439.31 SQ FT



Outbuildings



First Floor

For illustrative purposes only. Not to scale  
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error

