

Close to the coast, where lifestyle meets exceptional earning potential.

- ✓ Former public house
- ✓ Five ensuite bedrooms
- ✓ Spacious living areas
- ✓ Self-contained cottage
- ✓ Generous land plot
- ✓ Caravan park potential
- ✓ Multiple income streams

Asking Price £995,000

Harris Shields Collection

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Set on the outskirts of Filey and within easy reach of Bridlington, this former public house has been thoughtfully converted into a substantial and versatile holiday home, now benefiting from full residential status.

The main property offers five well-presented ensuite letting rooms, making it ideally suited for holiday accommodation or guest house use. Inside, the property has undergone significant improvement, creating a range of attractive and flexible living spaces. These include a spacious living area, a welcoming dining area, a well-appointed kitchen diner, and a dedicated games room, along with additional toilet facilities to support both private and guest use.

In addition to the main residence, the development also includes a charming, self-contained two-bedroom cottage. This separate dwelling benefits from its own off-road parking and a private garden, making it ideal for owners' accommodation, long-term letting, or further holiday rental potential.

Externally, the property continues to impress. A hard-standing parking area provides ample space for multiple vehicles, while the grounds also include a separate static holiday home and an additional caravan, offering further accommodation or rental potential.

Beyond this, the site benefits from a well-sized caravan park area, presenting a valuable opportunity for supplementary income. A separate toilet block serves this space, enhancing its practicality for guests and visitors.



**Opening doors
for over 60 years**

**Harris Shields
Collection**