



MELROSE VILLA  
Near Robin Hoods Bay, North Yorkshire

GSC GRAYS  
PROPERTY • ESTATES • LAND

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# MELROSE VILLA

Fylingthorpe, Whitby, YO22 4TR

A stylish four bedroom coastal home of generous proportions with lovely views towards Ravenscar and close to picturesque Robin Hoods Bay.

## ACCOMMODATION

- Wonderful location
- Views towards Ravenscar
- Impressive Victorian home
- 4 double bedrooms
- Stylish interiors
- Off street parking and garaging
- Close to Robin Hoods Bay
- Good local facilities



**GSC GRAYS**

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### Situation and Amenities

This lovely family home enjoys the best of many worlds. Fylingthorpe sits adjacent to Robin Hoods Bay, one of the most iconic coastal locations in Yorkshire. Combined they offer an exceptional range of local amenities including popular pubs, cafes and restaurants as well as schooling options, and local shops. Whitby offers a wide range of facilities some 6 miles up the coast. The village is equidistant from both Scarborough and Pickering to the south with the Teeside conurbation within comfortable travelling distance to the north-west.





### Description

Double fronted and late Victorian with a 1890 stone, Melrose Villa has been the subject of significant improvement in recent years to satisfy the requirements of the modern day whilst retaining the charm and elegance of the original building. Believed to be built for a local sea captain, and perhaps explaining its dominant three story design, the property has an enticing aspect towards the sea and dramatic Ravenscar known to many as the culmination of the famous Lyke Wake Walk. Robin Hoods Bay is also the end of the Wainwrights wonderful Coast to Coast route. The accommodation extends overall to some 2450 sq ft and is ideal for family living. With a discrete pedestrian access to both the front and rear, off Old Church Lane, the property is entranced into a central hallway with an elegant sitting room to one side and to the other, a contemporary open plan dining kitchen that has been refitted to a high specification. Both rooms have the benefit of wide bay windows that flood the rooms with light given the southerly aspect. There is also a useful pantry off the kitchen, a cloakroom/wc off the entrance hall, as well as a separate utility/boiler room with external access. The bedrooms are arranged over the two upper floors all being doubles and south facing. The main bedroom has an ensuite bathroom, the second bedroom has an adjacent box room with potential as an ensuite (subject to appropriate consents). There is a house bathroom and a separate refitted shower room plus two further double bedrooms on the second floor.



### Outside

The gardens are predominantly laid to lawn with a strategically situated sun terrace plus bound visitor hedged to afford a high degree of privacy. There is a timber detached garden room plus additional storage. There is pedestrian access from the highway to both the front and rear of the villa, plus an off-lying detached single garage with potential to extend, and further private parking.

### Services

All mains services are installed.

### Local Authority and Council Tax Band

North Yorkshire Council. Band F.

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

### Directions

Having parked on Old Church Lane, there is an entrance through a brick archway, below Melrose Cottage, that leads to the property.

### What 3 Words

haunt.limitless.supple

### Viewing arrangements

Strictly by appointment with GSC Grays 01423 590500

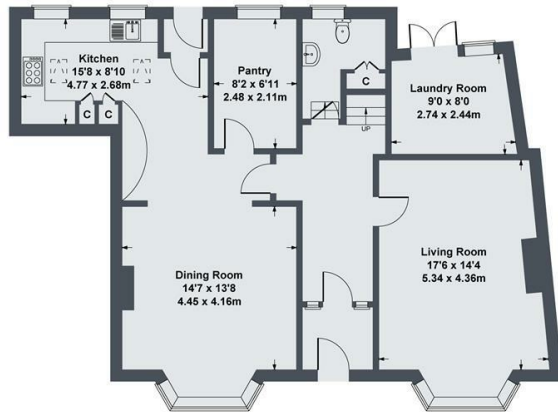
### Particulars and Photographs

These particulars were written and photographs taken in August 2023

### Disclaimer Notice

GSC Grays gives notice that:

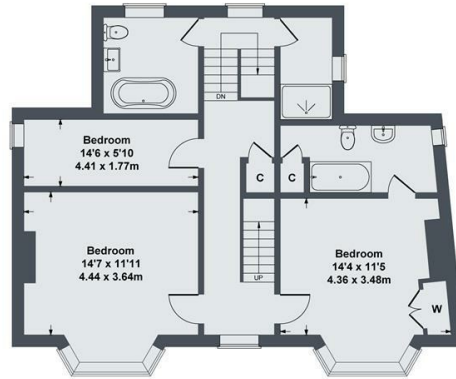
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



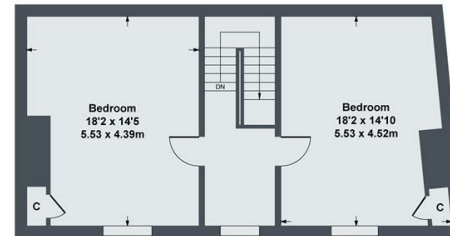
GROUND FLOOR

### Melrose Villa, Fylingthorpe

Approximate Gross Internal Area  
2497 sq ft - 232 sq m



FIRST FLOOR



SECOND FLOOR

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</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	

