

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ Denotes restricted head height
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Directions
yol | 3ab - st micheals lane on the corner.

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**9 Bed
Bungalow - Detached
located in**

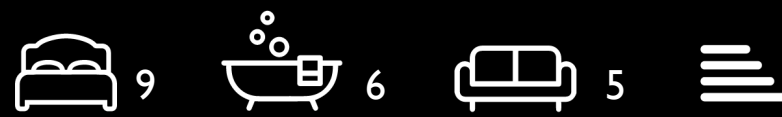


122 Filey Road

Scarborough
YO11 3AA

Offers In Excess Of £700,000

Freehold



Are you dreaming of a life near the sea, to escape to the peaceful coast whilst being a stone's throw away from a lively seaside town with £100,000 revenue generated per annum.

Positioned along the sought-after Filey Road on Scarborough's stunning coastline, Seacrest Lodge is an exceptional coastal residence that seamlessly combines lifestyle, scale and business opportunity. Beautifully maintained and thoughtfully configured, the property now offers approximately 3,900 sq ft of accommodation and is capable of comfortably hosting up to 24 guests and 3 infants, making it a remarkable family retreat as well as a highly profitable holiday-let investment.

Currently operating as a hugely successful holiday let generating six-figure annual income, the property is already an established destination for returning guests and large family gatherings. With forward bookings in place, premium summer weeks now achieving over £6,000, and its strong presence with Sykes Holiday Cottages and social media, Seacrest Lodge presents a turnkey business opportunity with the option to continue trading immediately.

Yet beyond the financial performance lies something equally compelling; the lifestyle that comes with owning a landmark coastal home in one of North Yorkshire's most iconic seaside locations.

A Home Designed for Gathering

Stepping inside, the sense of scale becomes immediately apparent. Generous reception rooms create the perfect environment for entertaining, celebrating and relaxing together. The spacious dining areas, recently enhanced with new tables that comfortably seat 24 guests plus additional seating, transform mealtimes into memorable occasions, whether hosting extended family, friends or holiday visitors.

The kitchen has been freshly updated with newly painted cabinetry and new worktops, creating a bright and practical hub for catering on a larger scale. Designed to serve both family life and hospitality use, it balances functionality with welcoming character.

Multiple living spaces provide flexibility for guests and residents alike; quiet corners for reading, sociable lounges for evenings together, and spaces where different generations can relax comfortably under one roof.

Upstairs, the property continues to impress with an abundance of bedrooms, easily accommodating large groups while maintaining comfort and privacy. This

exceptional layout is what makes Seacrest Lodge so popular with returning holidaymakers seeking spacious coastal accommodation for reunions, celebrations and special occasions.

Renovated for Comfort, Accessibility and Ease

Recent improvements have significantly enhanced both the presentation and practicality of the property.

The gardens have been completely reimaged to create a welcoming outdoor environment that is both attractive and low maintenance. Pathways to the front have been widened and over 20 tonnes of grey decorative pebbles have been carefully laid across the driveway and surrounding paths, delivering a contemporary finish while improving access and durability.

Accessibility has also been thoughtfully addressed. The property now benefits from permanent disabled access, including ramps installed at key internal doorways, ensuring guests of all abilities can comfortably enjoy the space.

Internally, new carpets and laminate flooring have been installed throughout, while the garage conversion has added further flexible accommodation to the already substantial footprint.

For buyers wishing to continue the holiday-let operation, everything is included within the sale; furnishings, operational setup and even the established Facebook page, providing a seamless transition for those looking to step directly into a thriving hospitality venture.

Outdoor Space for Coastal Living

Outside, the generous garden provides a fantastic setting for outdoor relaxation and social gatherings. With ample space for guests, families and children to enjoy, it offers the perfect environment for summer barbecues, garden games and long evenings after a day spent exploring the Yorkshire coast.

The expansive driveway also offers excellent parking capacity — an essential feature for larger groups and holiday guests.

Life in Scarborough – Yorkshire's Iconic Coastal Town

Located in the vibrant seaside town of Scarborough, Seacrest Lodge enjoys the

perfect balance of coastal beauty and everyday convenience. Scarborough remains one of the most beloved coastal destinations in the UK, known for its dramatic cliffs, sandy beaches and thriving tourism industry. The town offers two beautiful bays, historic harbour areas, boutique cafés, award-winning restaurants and independent shops.

Cultural highlights include the Scarborough Open Air Theatre, Europe's largest open-air theatre hosting major music events throughout the summer, as well as the historic Scarborough Castle overlooking the coastline.

Throughout the year the town hosts a variety of events including food festivals, seaside markets, live concerts, sporting events and seasonal celebrations that attract visitors from across the UK.

This vibrant atmosphere is exactly why holiday properties here perform so strongly.

Education

Scarborough offers a number of well-regarded schools for families considering the property as a primary residence.

Nearby options include:

- Scarborough College – Highly regarded independent day and boarding school
- Filey School – Rated Good by Ofsted
- Bramcote Junior School – Rated Good by Ofsted

These, along with several other local schools, contribute to the area's strong appeal for families relocating to the coast.

Connectivity and Travel

Despite its peaceful coastal setting, Scarborough offers strong connections to major northern cities.

Regular rail services connect Scarborough to York, from where direct services run to Leeds, Manchester and London. By road, the A64 provides convenient access to York and the wider motorway network, making commuting or visiting

the city straightforward.

A Rare Coastal Opportunity

Seacrest Lodge is far more than a property, it is a lifestyle, a gathering place and a proven business opportunity wrapped into one extraordinary coastal home.

Whether you are seeking an impressive residence by the sea, a multi-generational family retreat, or a profitable hospitality investment already generating substantial income, this remarkable property delivers on every level.

With strong forward bookings, established marketing platforms and a reputation among returning guests, the next owners have the unique opportunity to step into an already thriving coastal business or simply enjoy the space and freedom of a truly exceptional seaside home.

Early viewing is highly recommended to fully appreciate the scale, flexibility and potential of this remarkable property.



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

