



**West Street, Muston**

YO14 0ER



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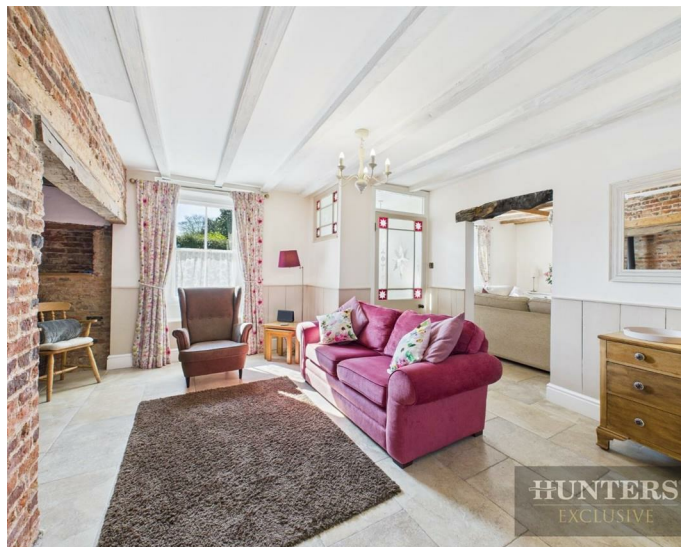
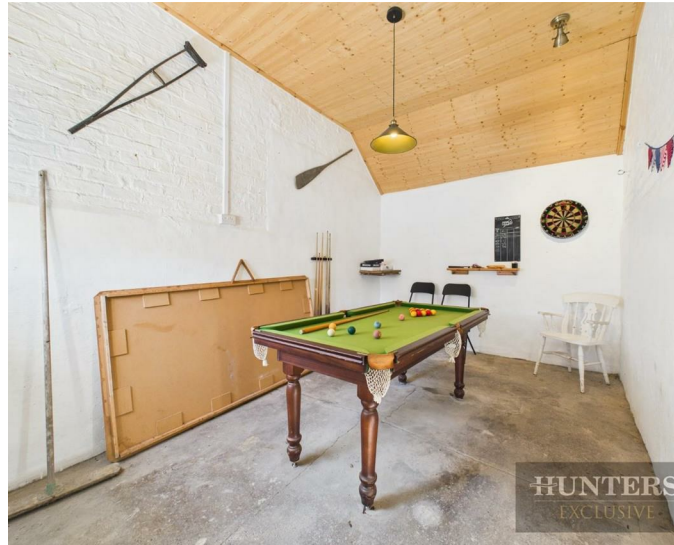


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**Offers Around**  
**£475,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**

## West Street, Muston



## DESCRIPTION

Steeped in history and full of character, this Grade II listed detached home is an immaculately presented and spacious property, offering a rare blend of period charm and modern convenience. Originally built in 1745, the current owners have lovingly restored the home, retaining many of its original features, including exposed brick fireplaces, traditional stone flooring, and beautifully preserved beams.

Currently run as a successful holiday let, this versatile property presents an exciting investment opportunity or could serve as a generous family home, ideal for multi-generational living.

The ground floor is a wonderful mix of traditional charm and contemporary style. It features two inviting reception rooms—one with a large exposed brick fireplace and a log-burning stove, and the other a cosy sitting room with charming exposed beams. The spacious dining area is the perfect space for entertaining, boasting another exposed brick fireplace with a log burner and seamlessly flowing into the modern shaker-style kitchen, which is fitted with integrated appliances, including an electric range cooker, dishwasher, and fridge.

Additional ground floor features include a separate pantry with fridge/freezer, a downstairs WC, and a dedicated laundry room. The ground floor also benefits from electric underfloor heating, adding to the comfort of this remarkable home.

The first floor boasts four well-proportioned double bedrooms, three of which enjoy private ensuite bathrooms, while the fourth is served by a separate house bathroom.

The second floor offers even more flexibility, with a fifth bedroom complete with an ensuite, alongside an additional room that could be used as a home office, playroom, or extra living area, adapting perfectly to the homeowner's needs.

The exterior is designed for low-maintenance living, with a gravelled garden and a lovely patio seating area, ideal for relaxing or alfresco dining. There is ample off-road parking to the rear, as well as a storage room and a versatile games room, which could be repurposed for a variety of uses.

A brand-new electric boiler was installed in January 2025, ensuring efficient heating throughout the property, alongside the underfloor heating on the ground floor. With no gas supply, the home is designed to be both energy-efficient and easy to maintain.

Nestled in the picturesque village of Muston, just outside the popular seaside town of Filey, this property enjoys a peaceful yet well-connected setting. The village itself is rich in history and features a friendly community, a traditional public house, and a village hall. Beautiful countryside and coastal walks are right on the doorstep, while regular bus routes provide easy access to nearby towns and amenities.

With its stunning period features, generous space, and superb location, this light and airy home is expected to generate significant interest. Whether you are seeking a luxury family residence, a characterful holiday home, or a high-yielding investment property, this Grade II listed gem is not to be missed.

Early viewing is highly recommended!







Ground Floor



Floor 1



Floor 2

## Approximate total area<sup>(1)</sup>

2931.99 ft<sup>2</sup>  
272.39 m<sup>2</sup>

## Reduced headroom

261.88 ft<sup>2</sup>  
24.33 m<sup>2</sup>

(1) Excluding balconies and terraces

## Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

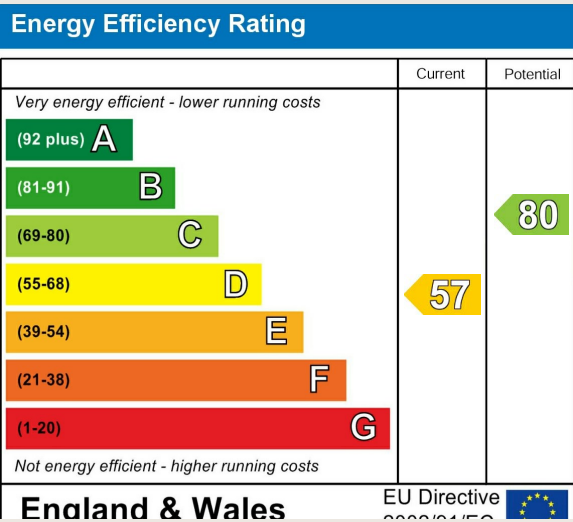
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360





# ENERGY PERFORMANCE CERTIFICATE



## Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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