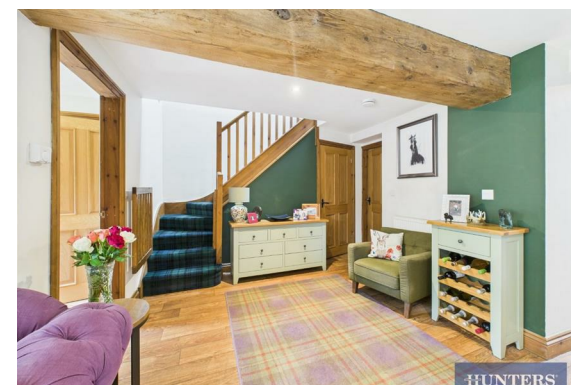




West Court, Muston, Filey, YO14 0ER

- Mid Terrace Barn Conversion
- Beautifully Presented Accomodation
- Two Bathrooms & Downstairs Cloakroom
- EPC Grade: C
- Three Bedrooms
- Garage & Parking
- Gardens

Asking Price £250,000

West Court, Muston, Filey, YO14 0ER



Nestled in the heart of the picturesque village of Muston near Filey, this beautifully presented mid-terrace barn conversion, originally converted in 2007, offers a charming blend of character and modern living. Situated within a conservation area, the property benefits from a naturally protected setting and boasts the timeless appeal of exposed beams, tasteful décor, and spacious accommodation throughout.

Upon entering, you are greeted by a welcoming layout that flows effortlessly from room to room. The recently updated kitchen, installed in 2020, is a standout feature with its modern shaker-style wall and base units, integrated appliances including a dishwasher, washing machine, and fridge/freezer, and ample space for a dining table—making it the perfect hub for everyday living and entertaining.



The living areas are warm and inviting, designed with both comfort and functionality in mind. The home enjoys oil-fired central heating and thoughtful touches throughout that enhance the overall sense of quality and care.

Externally, the property features a delightful low-maintenance front garden, while the rear garden is mainly laid to lawn with two designated seating areas—ideal for relaxing or enjoying the peaceful surroundings. The property also benefits from its own garage with power and lighting, along with ample shared parking for residents of West Court through a gated entrance.



Muston is a quintessential English village offering a friendly community atmosphere, a public house, village hall, and access to beautiful countryside and coastal walks. It is conveniently located on a bus route, ensuring good transport links while retaining a serene, rural charm.

This property is ideal for a wide range of buyers—whether you are seeking a full-time residence, a peaceful retreat, or a stylish village home. Internal viewing is highly recommended to fully appreciate everything this wonderful home has to offer.



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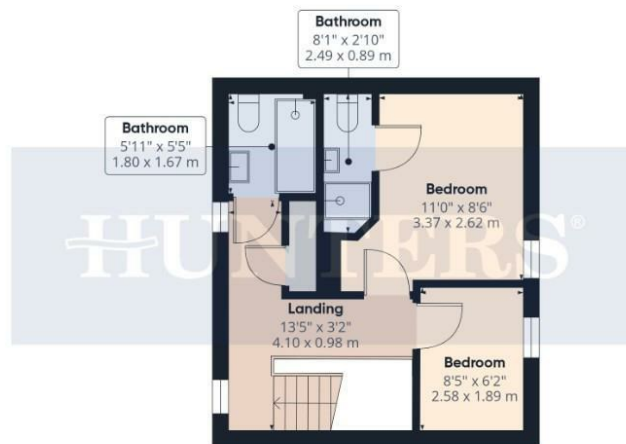


HMRC

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.



Ground Floor



Floor 1

Viewings

Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

HUNTERS

Approximate total area⁽¹⁾
922 ft²
85.6 m²

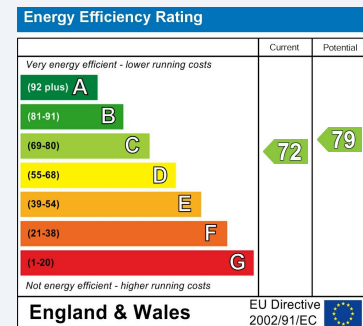
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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.