



Denmark House 21 Cross Hill, Hunmanby, Filey YO14 0JT

Guide Price £495,000

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Prestige
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LOCATED WITHIN THE HEART OF THE VILLAGE THIS SUBSTANTIAL DETACHED COTTAGE IS PACKED WITH CHARACTER AND PERIOD FEATURES THROUGHOUT

Denmark House is an ATTRACTIVE, FOUR BEDROOM, TWO BATHROOM GRADE II LISTED COTTAGE packed with CHARACTER and PERIOD FEATURES throughout. The property is well located in the heart of the popular village of Hunmanby located to the South of Scarborough only 3 miles from Filey and 10 miles from Scarborough. Externally the property benefits from a planted, ornamental front garden, a generous, Southerly facing private walled gardens to the rear and DRIVEWAY WITH PARKING for up to 4 VEHICLES.

The accommodation itself briefly comprises: entrance hall with stairs to the first floor landing, substantial 20' (6.0m) lounge with log burner stove, snug, dining room with feature 'Aga' range cooker and door to the country cottage style kitchen. Externally there is also a further outhouse/utility accessible from the rear garden. To the first floor is a generous landing with doors leading to a generous master bedroom with feature range, three further double bedroom with one of the bedrooms benefitting from en-suite shower room plus a generous house bathroom with feature roll top bath, high flush w/c, step in shower and wash hand basin. Externally to the front is an attractive ornamental garden with path leading to the front door and to the rear a feature, private walled garden.

The property has been run as a successful holiday home for a number of years and has therefore been well maintained by the current owners sympathetic the the age and character of the property. The heating system is gas heating via a modern combination boiler.

Being located within the heart of the village the property affords excellent access to a wide range of amenities and attractions including local shops, supermarket, public house golf course, tennis courts and gym at the nearby Hunmanby Hall plus the village does have a train station and bus route into the nearby towns.

Offered with NO ONWARD CHAIN. Internal viewings is truly a must.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

With entrance door to the front and back door leading out into the rear garden, understairs cupboard and further built in storage cupboard. Doors to:

Lounge

19'8" x 16'0"

Feature lounge with log burner stove and exposed beamed ceiling. Window to the front.

Snug

12'9" max x 10'2" max

With open fire and feature marble surround, built in storage cupboards and display cabinets and exposed beams. Window to the front.

Dining Room

14'5" x 10'2" max

With feature 'Aga' range cooker, built in cupboards and window to the front. Door to:

Kitchen

11'9" x 8'10"

Fitted with a handmade 'Oak' wall and base units with work surfaces over, Belfast style sink, gas and electric points for range cooker and space for 'American style' fridge freezer. Windows to the side and rear overlooking the rear garden.

FIRST FLOOR

Landing

With window overlooking the rear garden and doors to:

Master Bedroom

15'8" x 11'9"

With feature fireplace, exposed beams to the ceiling and window to the front with pleasant outlook over village square over to the church.



THE PROPERTY BOASTS AN ATTRACTIVE
COUNTRY COTTAGE STYLE WALLED GARDEN TO
THE REAR WHICH IS LAID MAINLY TO LAWN AND
BENEFITS FROM SUN MOST OF THE DAY.

Bedroom Two
12'9" x 11'5"

With exposed beams to the ceiling and window to the front with views to the church.

Bedroom Three
13'1" x 10'5" max

With feature range, fireplace, exposed beams to the ceiling and window to the front.

Bedroom Four
11'1" x 10'9"

With exposed beams to the ceiling, window to the front and door to:

En-Suite Shower
7'10" x 2'11"

Fitted with a white three piece suite comprising step in shower, low flush w/c and was hand basin.

Bathroom
10'5" x 8'10"

Substantial house bathroom fitted with a traditional style suite including feature cast iron, freestanding roll top bath, high flush w/c, step in corner shower and pedestal wash hand basin. Window to the side overlooking the rear garden.

EXTERNALLY

To the front of the property is a small planted garden with path leading to the front door. To the rear is a generous, feature walled garden which offers a Southerly facing aspect. The rear garden is laid mainly to lawn with paved patio area, decked area currently housing a hot tub, brick built BBQ and also is an external Utility Room/ Outhouse (3.6m x 1.8m) with power and water. Also offering driveway with parking for approximately 4 vehicles.

Council Tax and EPC

The property is currently exempt from council tax as has been run as a holiday home.

The property is also exempt from requiring an EPC due to the property being a listed building.

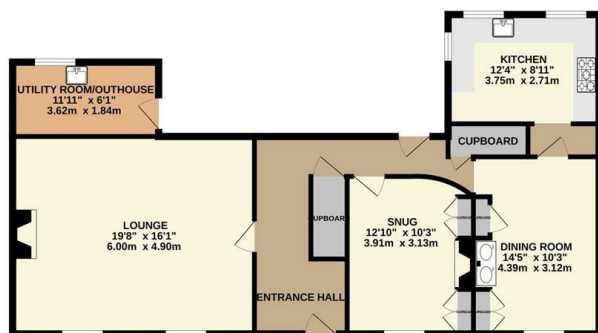
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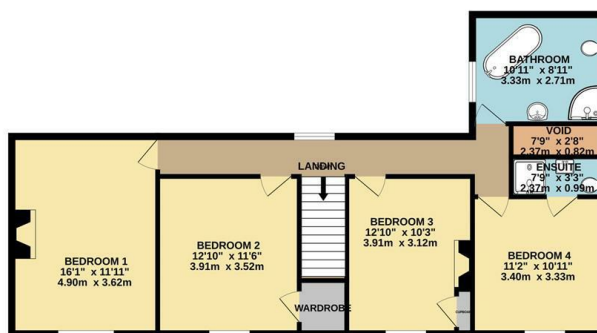




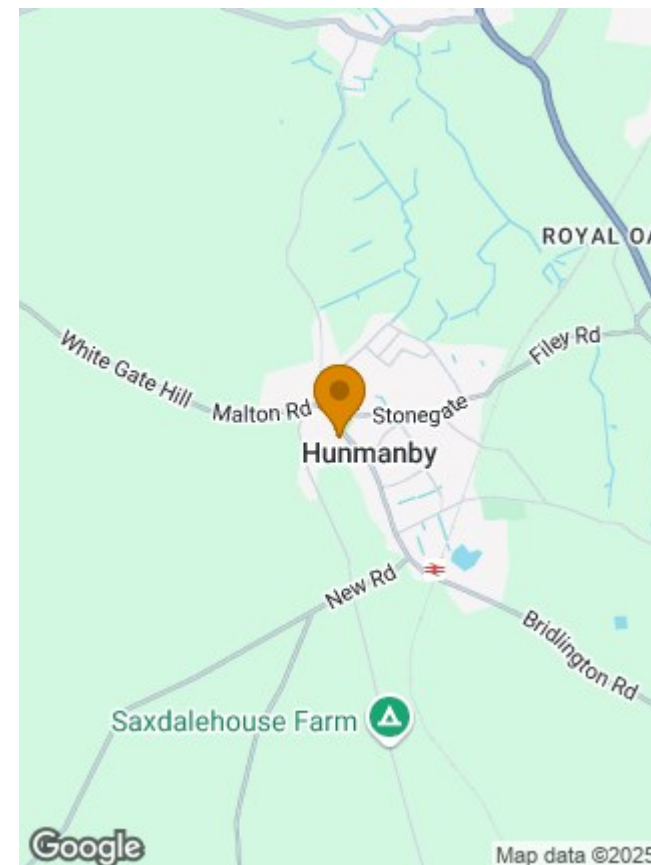
GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 1826 sq.ft. (169.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency 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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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