



Hilltop House 50 Muston Road, Hunmanby, Filey, YO14 0JY

Offers In The Region Of £700,000

Prestige
Collection
cphproperty.co.uk



50 Muston Road, Hunmanby, Filey

Offers In The Region Of
£700,000

CPH are delighted to be offering this 'PASSIVHAUS CERTIFIED' BESPOKE DETACHED HOME which is well located on an elevated site in HUNMANBY with FANTASTIC OPEN ASPECT VIEWS of the COUNTRYSIDE and SEA beyond. The property benefits from FIVE BEDROOMS and TWO BATHROOMS with the substantial master bedroom benefiting from an EN-SUITE.

The property is set on a generous plot with gardens to the front and rear, a block paved driveway and turning area leading to a double detached garage. The well-appointed and well-proportioned accommodation briefly comprises of a generous entrance hall with a bespoke staircase leading to the first floor landing, two ground floor double bedrooms, ground floor bathroom, a further w/c, a utility room and a substantial breakfast kitchen/diner with sliding doors leading out to the rear garden. To the first floor lies a full length lounge with large opening windows allowing you to take in the fantastic countryside views on offer and sea views beyond. The lounge also features a one off commissioned stained glass window and granite feature fireplace. Three further bedrooms and a stunning three piece modern house bathroom are also located on the first floor, with the master benefiting from an en-suite shower room. 'In our opinion' the property has been finished to a very high standard with exposed 'oak' beams creating the feel of a traditional yet modern home.

Being located within the sought after village of Hunmanby, a wealth of amenities and attractions are within distance including local shops, supermarket, golf course, gym a choice of popular eating/drinking establishments and great transport links into the nearby coastal towns of Filey, Scarborough and Bridlington.

Early internal viewing is highly recommended to truly appreciate the finish, views, location and size of this characterful, modern home. To arrange a viewing, please contact our friendly team in the office on 01723352235 or via our website at www.cphproperty.co.uk

- BESPOKE PASSIVHAUS CERTIFIED DETACHED HOME
- FIVE BEDROOMS
- OPEN ASPECT SEA/COUNTRYSIDE VIEWS
- MUCH SOUGHT AFTER HUNMANBY LOCATION
- AMPLE OFF-STREET PARKING & DETACHED DOUBLE GARAGE
- SUBSTANTIAL FRONT AND REAR GARDENS



ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Kitchen/Diner

24'6" x 13'5"

W/C

5'10" x 5'6"

Utility Room

8'11" x 6'3"

Bedroom

11'8" x 9'2"

Bedroom

11'7" x 7'1"

Bathroom

6'10" x 5'8"

Storage Room

FIRST FLOOR

Landing

Living Room

24'4" x 13'6"

Bathroom

8'5" x 7'3"

Storage Room

Bedroom

8'5" x 7'3"

Bedroom

11'10" x 8'11"

Bedroom

11'9" x 11'8"

Bathroom

12'2" x 5'8"

External

The property benefits from gardens to the front and rear, a block paved driveway and turning area leading to a double detached garage and superb open aspect views to the countryside.

Energy Efficiency Information

The property is triple glazed and the heating system is run by an air source heat pump and benefits from an air purification/conditioning system which is fully filtered as it enters and leaves the property making this property very cost effective and energy efficient

Details

Council Tax Banding - Exempt due to current holiday let.

LCAB 26072023



'PASSIVHAUS CERTIFIED' BESPOKE DETACHED HOME well located on an elevated site in HUNMANBY with FANTASTIC OPEN ASPECT VIEWS of the COUNTRYSIDE and SEA beyond.







GROUND FLOOR
980 sq.ft. (91.1 sq.m.) approx.

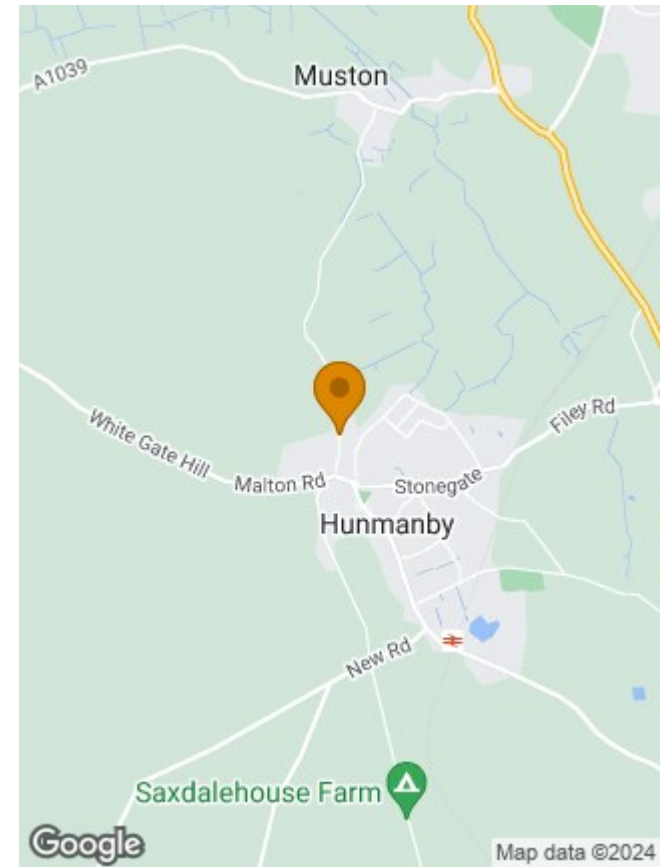


1ST FLOOR
953 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA : 1933 sq.ft. (179.6 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.
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		86	
(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	



Interested? Get in touch today:
 t. 01723 352235 e. sales@cphproperty.co.uk
 19 St.Thomas Street, Scarborough YO11 1DY
www.cphproperty.co.uk

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132