



Hunmanby Street, Muston, North Yorkshire, YO14 0ET

£450,000

Deceptively spacious (1,930sqft) Grade II listed home. Approx 0.3 acre plot. Beautiful private gardens. 760sqft detached workshop/barn. Driveway and parking. Charm and character.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this charming and deceptively spacious (1,930sqft) Grade II listed village home, with an extensive and versatile layout. Located centrally within this desirable and convenient village. Features include: good sized rooms, feature fireplaces, exposed beams, thick walls and oil fired central heating. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, gardens, space, potential, lifestyle and value.

PROPERTY SUMMARY

The extensive accommodation includes 4 reception rooms, 4 good sized bedrooms, 2 bathrooms, breakfast kitchen, utility and office. Externally this impressive 0.3 acres plot offers private & mature gardens, sunny seating areas, a gated driveway, parking and a very useful detached workshop/barn.

LOCATION

Muston is a popular and desirable village, providing a rural setting whilst being conveniently situated for access into Filey, Hunmanby, Scarborough, other nearby villages and the surrounding North Yorkshire countryside and East Coast. Filey, Hunmanby, Bridlington and Scarborough are a short distance away and offer an excellent further choice of shops, restaurants, amenities, beaches, coastal walks and other tourist attractions. Popular with residents and tourists this area of North Yorkshire is an ideal base for those keen to explore the beautiful surrounding countryside and stunning coastline. Nearby towns and transport links are also easily accessible, making this area a popular choice with commuters.

DIRECTIONS

Sat Nav location: YO14 0ET.

GROUND FLOOR

Front door and entrance vestibule into:

Lounge 14' 8" x 13' 8" (4.47m x 4.16m) max inc stairs.

Impressive brick feature fireplace with log burner. Stairs to the first floor.

Dining Room 14' 2" x 10' 10" (4.31m x 3.30m)
Formal dining room with brick feature fireplace.

Breakfast Kitchen 15' 6" x 13' 2" (4.72m x 4.01m)
Extensive fitted kitchen with breakfast bar. Side and rear windows.

Porch / Cloakroom / Utility

A useful range of ancillary rooms accessed from the kitchen.

Living Room 22' 0" x 13' 2" (6.70m x 4.01m)
A large through room with ample dining and seating space. Brick feature fireplace.

Snug 13' 3" x 10' 4" (4.04m x 3.15m)
A comfortable reception room, suitable for a variety of uses. Feature fireplace and door to:



Office

Ideal study or hobby room.

FIRST FLOOR

Landing with plentiful daylight via roof windows.

Bedroom One 11' 5" x 9' 11" (3.48m x 3.02m)

Double bedroom with fitted wardrobes.

En-Suite

Fitted shower suite.

Bedroom Two 14' 1" x 10' 0" (4.29m x 3.05m)

Double bedroom with useful additional eaves store.

Bedroom Three 15' 9" x 8' 5" (4.80m x 2.56m)

Double bedroom.

Bedroom Four 10' 8" x 7' 3" (3.25m x 2.21m)

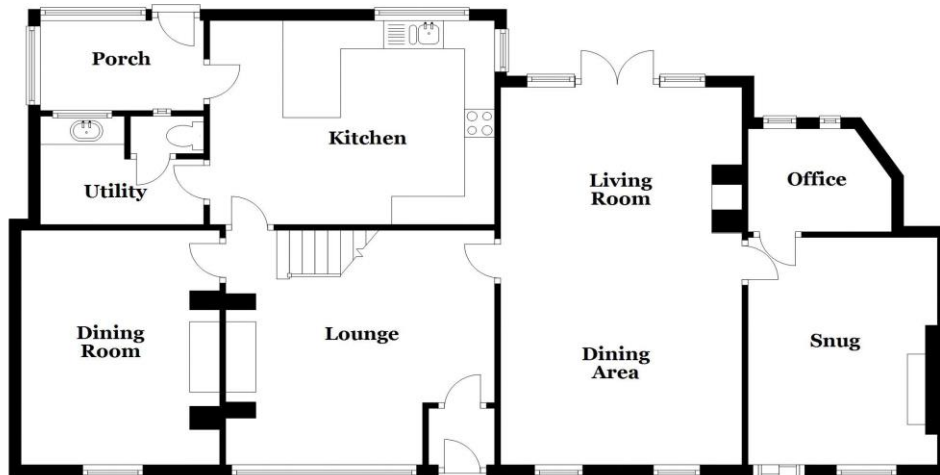
Small double/large single bedroom.

Bathroom 11' 0" x 5' 6" (3.35m x 1.68m) max.

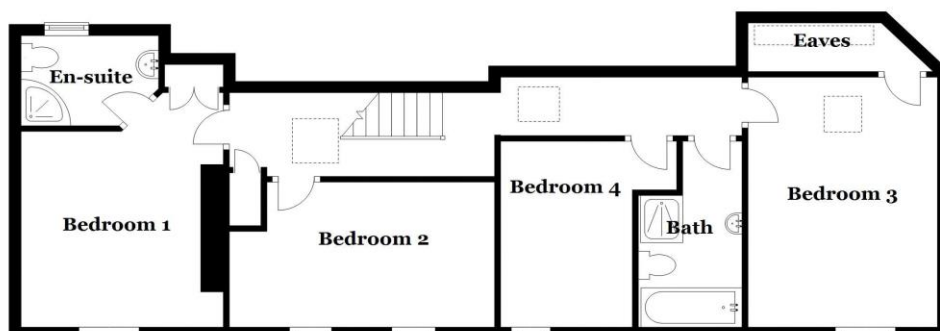
Fitted bath suite with separate shower cubicle.



Ground Floor



First Floor





OUTSIDE

Occupying an impressive 0.3 acre (approx.) plot, providing a tranquil and relatively private garden. Mature borders, a range of productive fruit trees, lawns, seating areas and garden stores. There is secure gated vehicular access leading to a long driveway. Ample space for cars, or indeed a caravan or motorhome.

Workshop / Barn 41' 8" x 18' 3" (12.69m x 5.56m)

Located at the rear of the plot is this impressive, 760sqft modern workshop/barn. Ideal for many uses, and with other potential possibilities (subject to any required planning and alterations).

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.

Council Tax Band: D.

These details were prepared / amended on: 03/04/2024



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | 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, Scotland & Wales | | | |

AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

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