

# MUSTON GRANGE FARM & HOLIDAY COTTAGES

FILEY, NORTH YORKSHIRE



## MUSTON GRANGE FARM AND HOLIDAY COTTAGES

### FILEY NORTH YORKSHIRE YO14 0HU

*Filey 1 mile, Scarborough 7 miles, Beverley 33 miles, York 40 miles, Leeds 66 (all distances approximate)*

**A LIFESTYLE & LEISURE PROPERTY, COMPRISING A PERIOD FARMHOUSE & FIVE COTTAGES,  
WITH A HUGE AMOUNT OF BUSINESS GROWTH POTENTIAL.**

**MUSTON GRANGE OCCUPIES AN EXCEPTIONALLY CONVENIENT LOCATION, WITHIN WALKING DISTANCE TO FILEY TOWN**

**Muston Grange Farmhouse:** An immensely characterful period residence providing versatile family accommodation arranged over three floors, approximately 2,900 square feet in total and providing up to 6 bedrooms.

**Holiday Cottages:** Converted from an attractive range of traditional outbuildings, there are five holiday cottages, each providing 2 bedroom accommodation.

**Range of buildings:** Extensive range of further traditional outbuildings; offering huge scope for redevelopment into further cottages (subject to all necessary planning consents). Current floor area over 2,000 square feet in total. Double garage and storage shed.

**Land and Grounds:** In all the property is situated in grounds of approximately 1.17 acres with attractive gardens, paddock and orchard area. Ample off street parking within the courtyard.

**OIEO £800,000**

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## DESCRIPTION / BACKGROUND

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**A distinctive period farmhouse with a range of holiday cottages converted set around the traditional fold yard. Ideal for an investment buyer looking to create a profitable business within walking distance to Filey and the Beach.**

Muston Grange Farm comprises a characterful 18th-century former farmhouse, thoroughly renovated thirty years ago. The farmhouse would likely now benefit from some gentle cosmetic updating and provides a good range of versatile family accommodation over three floors, amounting to almost 3000 ft.<sup>2</sup> in total.

In brief the accommodation comprises; entrance hall, a pair of front facing reception rooms with open fires, large living room to the rear, dining kitchen with boot room, utility and wet room. On the First Floor are four bedrooms, all of which are doubles and bathroom with separate cloakroom. To the Second Floor is a large master bedroom with a recently refitted bathroom and a further bedroom/dressing room or home office.

The cottages were created around 30 years ago by the current owners, from what was an attractive range of traditional outbuildings. Each cottage was designed to offer an ideal layout of holiday accommodation, with fitted kitchen, dining and living area, a pair of double or twin bedrooms and bathroom. Cottage 1, is a single storey property and was specifically designed with wider doorways and an open Plan design, ideal for those with limited mobility or using a wheelchair. Muston Grange Cottages were run as a successful business until 2021 and are available fully furnished, perfect as a turnkey business.

In all Muston Grange Farm sits within 1.14 acres of mature gardens and grounds, including a substantial range of further buildings; which offers huge scope for further residential conversion; subject to all necessary planning consents.

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## LOCATION

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Muston Grange Farm lies just on the outskirts of Filey town, with the seafront and its famous beaches located only a short walk from the house along the Centenary Way.

Filey is a charming town located along the Heritage Coastline approximately 7 miles south of Scarborough. Best known for its award winning 'blue flag' beach and the Crescent Gardens, the town has been a popular seaside town since its Victorian heyday, but at its heart remains a traditional fishing port. It benefits from a comprehensive range of amenities including schooling, independent shops and national high street retailers, train station and a wide range of restaurants as well as Doctors surgery.

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## MUSTON GRANGE FARMHOUSE

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### ENTRANCE HALL

Upvc front door with inset stained glass. Picture rail. Radiator. Stairs to the first floor with understairs fitted cupboard.

### SITTING ROOM

4.21 m (13'10") x 3.80 m (12'6")

Casement window to the front. Open fire with original art deco style tiled insert and timber mantel. Exposed wood floorboards. Beamed ceiling. Television point. Radiator.



### DINING ROOM

4.55 m (14'11") x 3.83 m (12'7")

Casement window to the front. Open fire with original art 1950's tiled surround and mantel. Coving. Radiator.

### REAR HALL

Quarry tiled floor. Door out to the rear with window light overhead.

### LIVING ROOM

5.29 m (17'4") x 3.80 m (12'6")

Pair of casement windows to the rear. Cast iron wood burning stove with reclaimed mantel and brick surround. Beamed ceiling. Radiator. Fitted cupboard. Picture rail.



**KITCHEN**  
 4.54 m (14'11") x 3.80 m (12'6")  
 Fitted base unit with ceramic sink unit. Gas stove point. Cast iron pot belly stove set upon a tiled hearth. Fitted quarry tiled floor. Casement window to the rear. Radiator.



**BOOT ROOM**  
 5.00 m (16'5") x 4.60 m (15'1")  
 Stable door to the front. Window to the side. Tiled floor. Door to the side. Floor standing oil boiler. Sink unit set into a base unit. Ladder leading up to the mezzanine area.

**UTILITY ROOM**  
 3.00 m (9'10") x 2.20 m (7'3")  
 Fitted base and wall units. Dishwasher point. Washing machine point. Casement window to the front. Velux roof light,

**WET ROOM**  
 2.54 m (8'4") x 1.40 m (4'3")  
 Fully tiled walls and floor. Shower. Low flush WC. Wash hand basin. Radiator. Casement window to the side.

**FIRST FLOOR** Casement window to the front. Radiator. Picture rail. Split landing with stairs leading off to the rear.

**BEDROOM TWO**  
 4.00 m (13'1") x 3.82 m (12'6")  
 Casement window to the front. Original basket fireplace with a pair of period fireside fitted cupboards. Radiator.



**BEDROOM THREE**  
 4.56 m (15'0") x 3.82 m (12'6")  
 Casement window to the front. Original basket fireplace with a fireside fitted cupboard and shelved recess. Radiator.



**BEDROOM FOUR**

4.50 m (14'9") x 3.80 m (12'6")

Casement window to the rear. Fitted cupboard and shelved recess. Radiator. Picture rail.

**BATHROOM**

2.71 m (8'11") x 1.84 m (6'0")

Bath with hand held shower attachment. Wash hand basin. Radiator. Tiled walls to part. Window to the rear. Linen cupboard.

**SEPARATE WC**

2.60 m (8'6") x 1.08 m (3'7")

WC. Window to the rear.

**BEDROOM FIVE**

3.80 m (12'6") x 3.50 m (11'6")

Casement window to the rear. Original basket fireplace with a fireside fitted cupboard and shelved recesses. Radiator.

**SECOND FLOOR** - Velux roof light. Storage cupboard housing hot water cylinder. Inspection hatch.

**BEDROOM ONE**

5.60 m (18'4") x 4.13 m (13'7")

Velux roof lights to the front and rear. Exposed beams. Radiator.

**DRESSING ROOM/ BEDROOM SIX**

3.97 m (13'0") X 2.80 m (9'2")

Velux roof light to the front. Beams. Radiator.

**BATHROOM**

3.10 m (10'2") x 2.67 m (8'9")

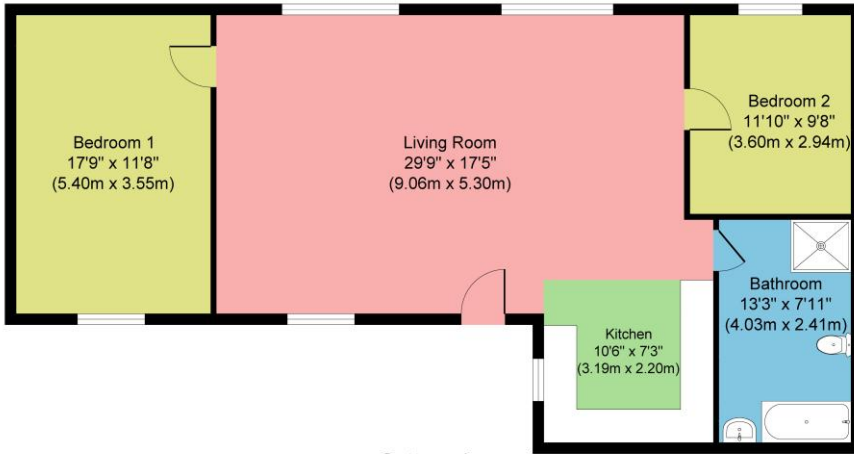
Bath with Triton shower overhead. Low flush WC. Cantilever wash hand basin set upon a fitted stand with storage. Chrome heated ladder towel rail. Tiled walls. Velux roof light. Wall light point.



# HOLIDAY COTTAGES

## COTTAGE 1

A 2 bedroom 'ability inclusive' single storey holiday cottage.



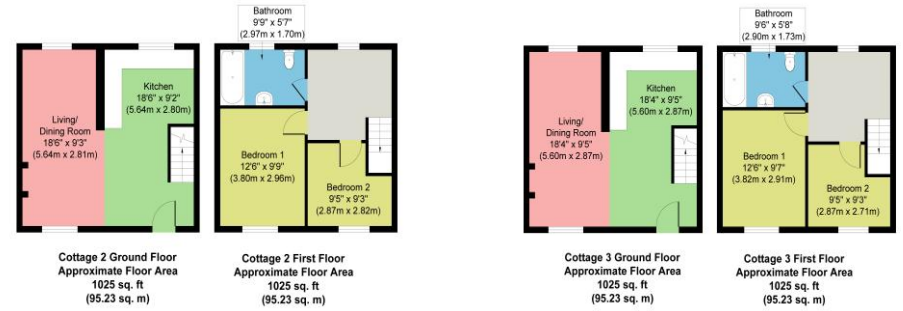
**Cottage 1**  
Approximate Floor Area  
1025 sq. ft  
(95.23 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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## COTTAGES 2 & 3

A pair of 2 bedroom holiday cottages providing attractive accommodation.



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## COTTAGES 4 & 5

A pair of 2 bedroom holiday cottages providing a slightly more open plan layout than cottages 2 and 3.



**Cottage 4 Ground Floor**  
Approximate Floor Area  
1025 sq. ft  
(95.23 sq. m)



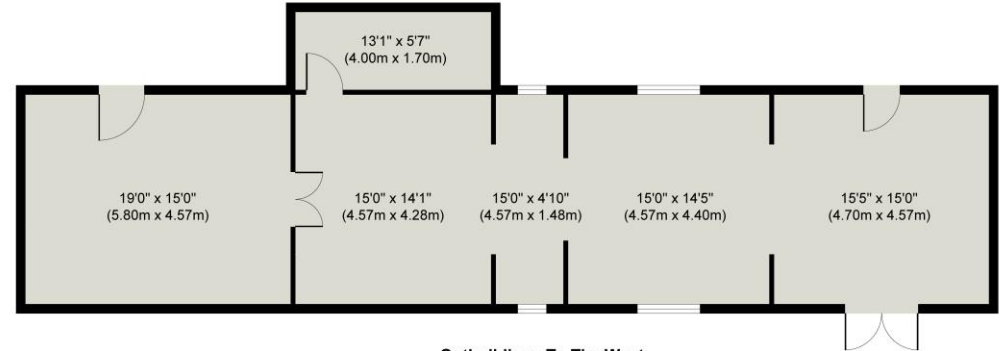
**Cottage 5 Ground Floor**  
Approximate Floor Area  
1025 sq. ft  
(95.23 sq. m)



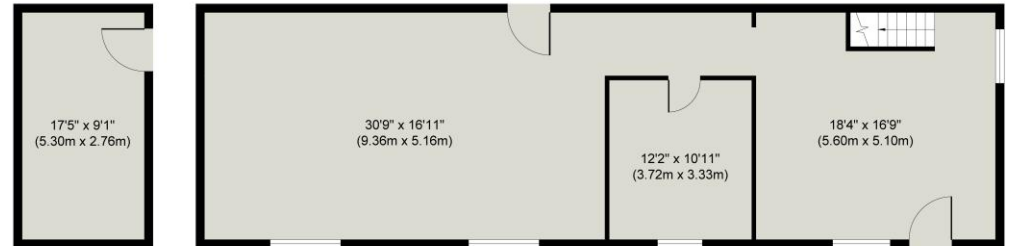
**Cottage 5 First Floor**  
Approximate Floor Area  
1025 sq. ft  
(95.23 sq. m)

## RANGE OF BUILDINGS

The property benefits from a range of brick outbuildings (part of which were once operated as a commercial shop premises) and over vast potential for alternative uses subject to consents.



**Outbuildings To The West**  
Approximate Floor Area  
1119 sq. ft  
(103.94 sq. m)



**Outbuildings To The East**  
Approximate Floor Area  
1218 sq. ft  
(113.15 sq. m)

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## LAND & GROUNDS

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Muston Grange Farm occupies a sunny south facing position, with attractive open views to the front, across the Carrs and towards the Wolds in the distance. The majority of the houses private gardens lie to the front, and to the eastern side of the property is a generous area of grounds with a useful polytunnel, sheds and a separate access point in.



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## GENERAL INFORMATION - REMARKS & STIPULATIONS

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### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

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The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

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### BOUNDARIES

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The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

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### ENERGY PERFORMANCE CERTIFICATE

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An EPC has been prepared for the property and is available for inspection or online.

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### METHOD OF SALE

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The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries please contact Tom Watson on 01653 697820, email [tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk) or Judith Simpson on 01751 472 766, email: [judith.simpson@cundalls.co.uk](mailto:judith.simpson@cundalls.co.uk)

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### GENERAL INFORMATION

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Services: Mains water, drainage and electric. The water supply is shared with the neighbors at Grange House. Oil fired central heating to the house. Electric heating to the cottages.

Please Note: There is a hardwired CCTV security system which covers the whole site.

Planning: Scarborough Borough Council 01723 232323

Council Tax: Band D

Tenure: The property is Freehold and vacant possession will be given upon completion.

Viewing: Strictly by appointment with the agents office in Malton 01653 697820 or Pickering 01751 472766

Postcode: YO13 0DX

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



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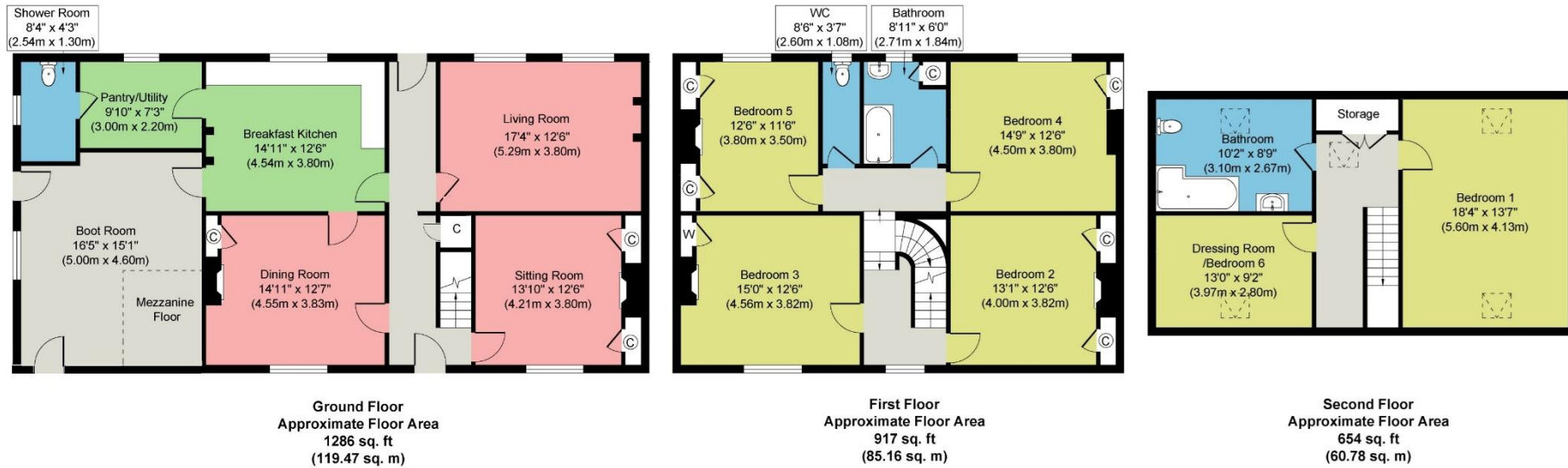
15 Market Place, Malton, North Yorkshire, YO17 7LP  
 Tel: 01653 697820 Fax: 01653 698305  
 Email: malton@cundalls.co.uk

3 Church Street, Helmsley North Yorkshire, YO62 5BT  
 Tel: 01439 772000 Fax: 01439 772111  
 Email: enquiries@cundallsrfas.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU  
 Tel: 01751 472766 Fax: 01751 472992  
 Email: pickering@cundalls.co.uk



**FLOORPLAN FOR THE FARMHOUSE** (not to scale for identification only)



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