

Manor Gardens, Hunmanby

YO14 0PT

Guide Price £450,000

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Manor Gardens, Hunmanby



















Hunters are delighted to present this exceptional four-bedroom detached residence, within the highly sought-after Manor Gardens in Hunmanby, Filey. Offering versatile accommodation, this beautifully presented home has been thoughtfully designed to combine spacious family living with character features, modern comforts and impressive outdoor spaces, all in one of Filey's most desirable residential locations.

The property is arranged over split levels, with the lower ground floor providing a practical and versatile entrance to the home. This level features a spacious utility kitchen, offering an excellent range of storage and workspace, making it ideal as a secondary preparation area, laundry room or boot room after enjoying the nearby coastline. The utility also provides an additional entrance into the property. The substantial garage, accessed via an electric roller shutter door, offers excellent storage, workshop potential or secure parking.

The heart of the home is located on the first floor, where a stunning open-plan kitchen, dining and living space creates a bright and sociable environment, perfect for both everyday family life and entertaining guests. The beautifully designed living area is centred around a striking feature stone wall incorporating a charming log-burning stove, creating a warm and inviting focal point. Large windows flood the room with natural light, while the generous proportions ensure there is ample space for both comfortable seating and a large dining area.

The contemporary kitchen is perfectly positioned within the open-plan layout, allowing those preparing meals to remain connected with family and guests. A door from the living area opens directly onto the spacious balcony, where there is ample room for outdoor seating and dining. From here, external stairs lead down the side of the property, providing convenient access to the beautifully maintained gardens below and creating a seamless connection between the indoor and outdoor living spaces.

Also on this floor are two generously proportioned double bedrooms, both benefiting from double doors opening directly onto the garden, creating a wonderful connection to the outdoor space. One of the bedrooms also enjoys a stylish en-suite shower room. A contemporary family bathroom and separate WC further enhance the practicality of this level, making it perfectly suited to modern family living.

The upper floor continues to impress, offering two further spacious double bedrooms, both beautifully presented and filled with natural light. One of the bedrooms benefits from a charming Juliet balcony, adding character and enjoys field views. A further family bathroom serves this floor, providing comfortable accommodation for family members or visiting guests.

Externally, the property occupies an impressive wrap-around plot with beautifully maintained gardens surrounding the home. The rear garden provides a peaceful and private setting, featuring a charming garden room, an attractive decorative archway and a patio area complete with a seating bench, creating the perfect place to relax and enjoy the surroundings.

To the front, the property enjoys an equally impressive approach with a generous private driveway providing ample off-road parking. The landscaped front garden includes a well-kept lawn, attractive seating areas and a delightful ornamental pond, creating a welcoming first impression while offering additional outdoor space to enjoy throughout the year.

This outstanding home offers an exceptional combination of space, character and flexibility in one of Filey's most prestigious residential locations. With generous room sizes throughout, beautifully maintained gardens, excellent parking and a layout perfectly suited to modern family living, this is a truly unique property that must be viewed to be fully appreciated.

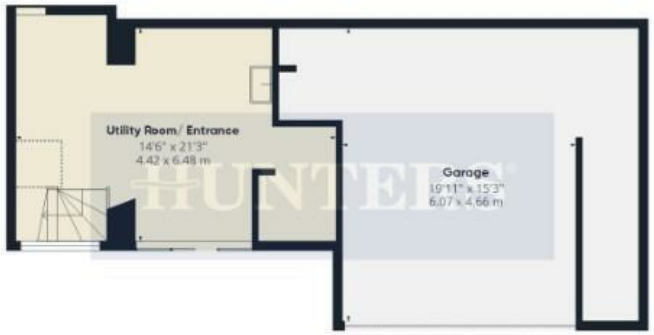








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Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

2347 ft²

218.2 m²

Balconies and terraces

198 ft²

18.4 m²

Reduced headroom

9 ft²

0.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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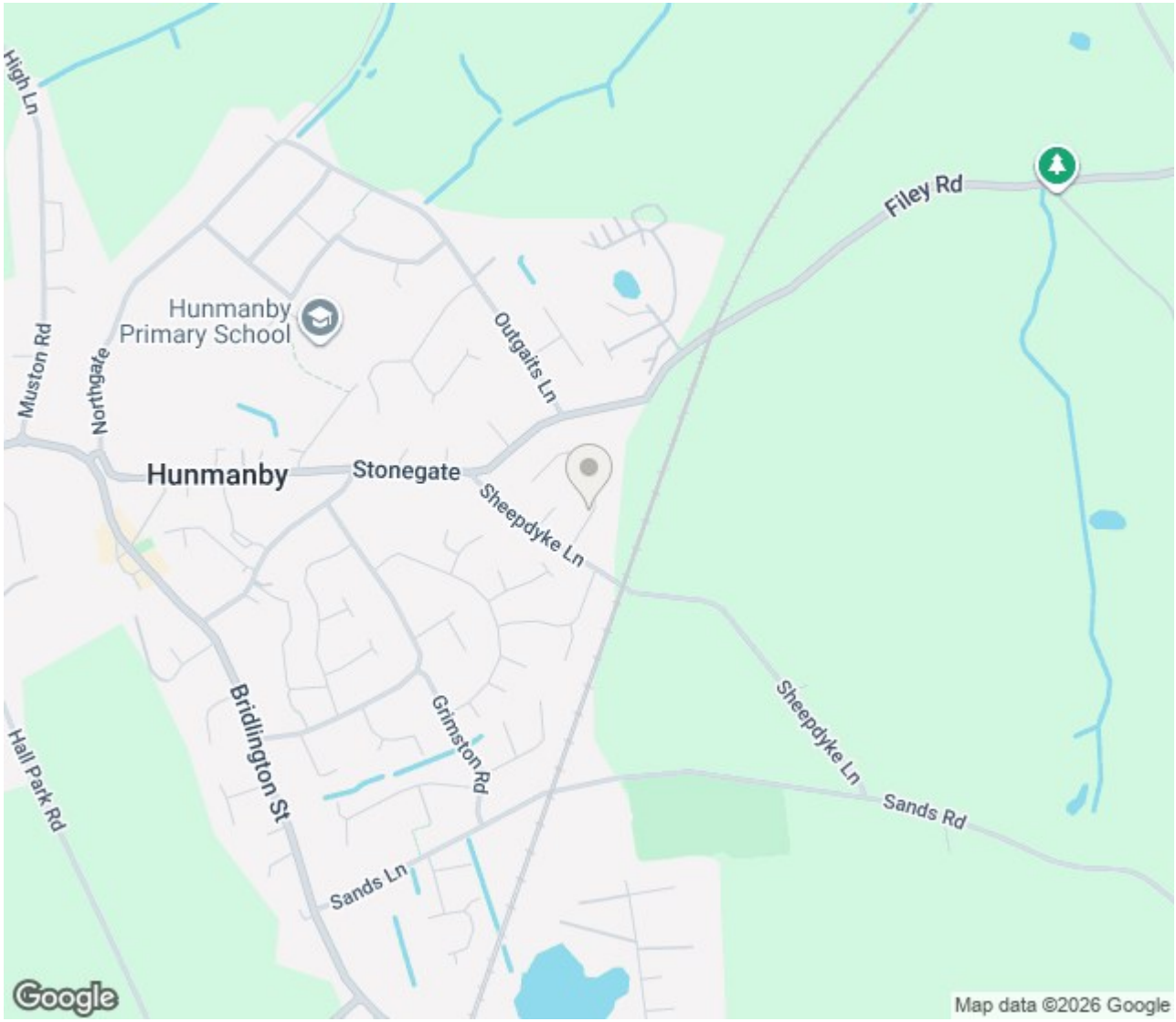




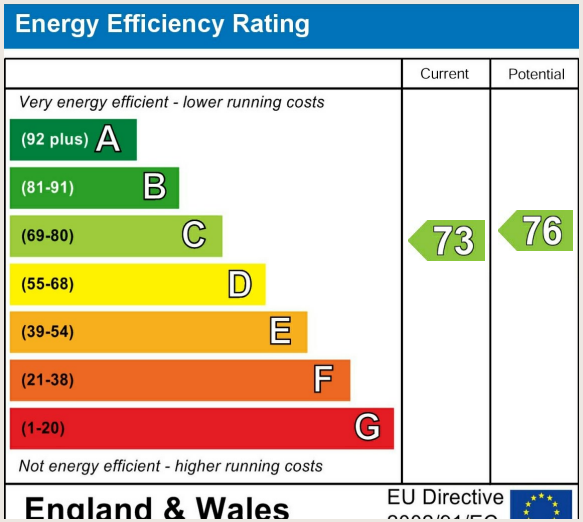




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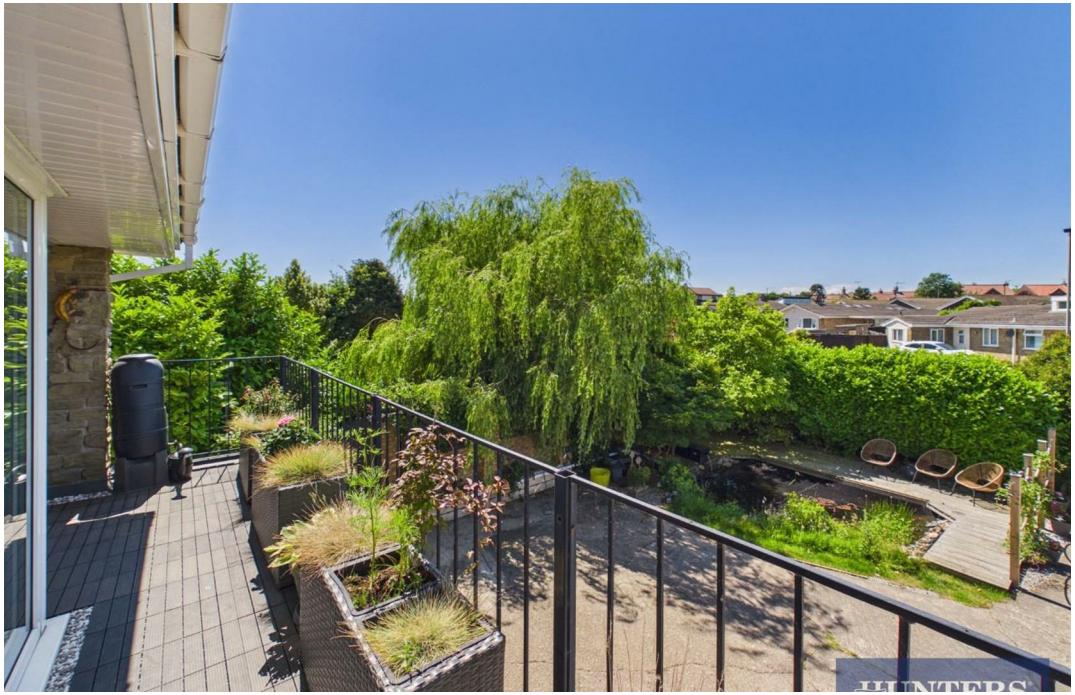






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