



Stonegate, Hunmanby, Filey
YO14 0NS

Guide Price £399,000



Stonegate, Hunmanby, Filey



DESCRIPTION

Hunters are delighted to bring to the market this exceptional four-bedroom detached character home, occupying a sought-after position on Stonegate in Hunmanby. Beautifully presented throughout, the property seamlessly blends charming period features with modern family living, offering generous accommodation, together with a detached garage and an attractive enclosed garden.

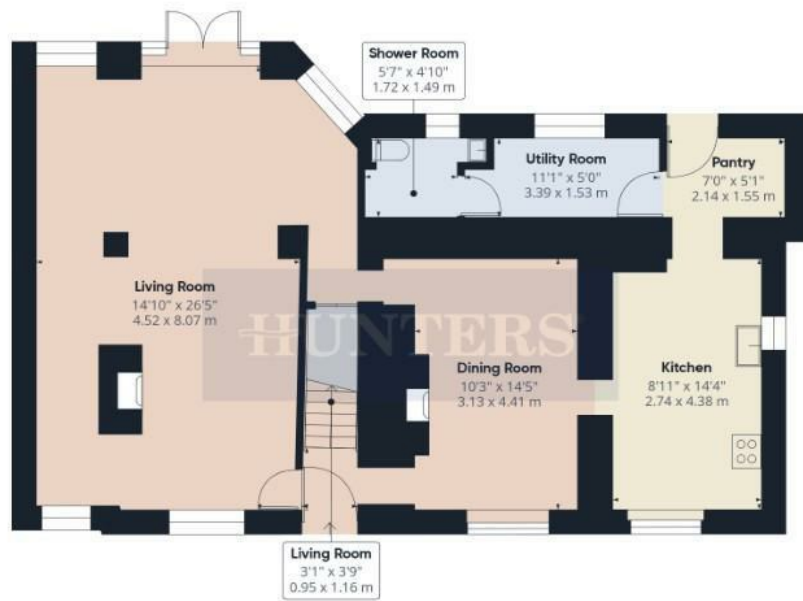
The accommodation briefly comprises a welcoming entrance hall leading to a generous living room, where exposed beams, solid wood flooring and an impressive central double-sided brick fireplace with a log-burning stove create a warm and inviting focal point. Rich in character, the property boasts a wealth of rustic features throughout, including exposed timber details, feature stonework and traditional-style finishes that enhance its unique charm. A separate dining room provides the perfect setting for family meals and entertaining, featuring a striking feature wall with integrated log storage and rustic timber detailing. The farmhouse-style kitchen is fitted with quality units, wooden worktops and a Belfast sink, complemented by a useful pantry, utility room and ground floor shower room.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom benefitting from en suite facilities. The remaining bedrooms are served by a spacious modern family bathroom, while an additional versatile room offers flexibility as a fourth bedroom, home office, nursery or hobby room, making the accommodation well suited to a variety of lifestyles.

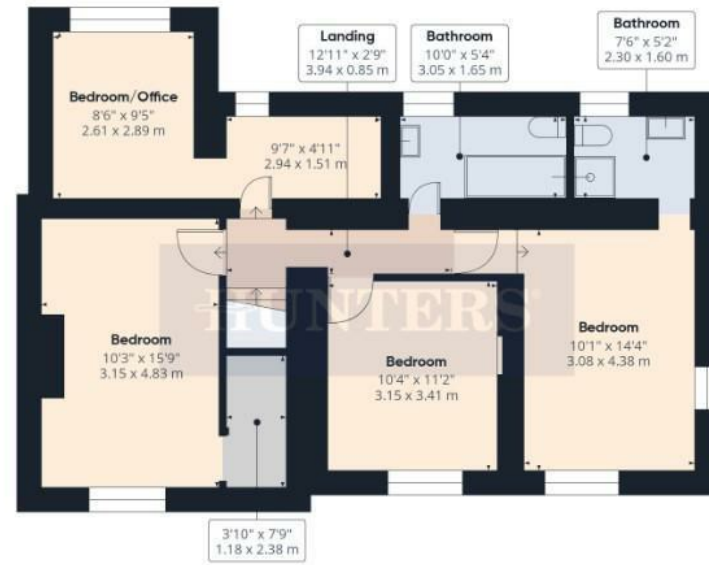
Externally, the property enjoys a beautifully maintained garden with both lawned and paved seating areas, providing an ideal space for relaxation and entertaining. A particular highlight is the impressive covered outdoor entertainment area, creating a versatile space for al fresco dining, social gatherings and year-round enjoyment. To the side of the property, a gated shared driveway leads to the garage at the rear, offering secure parking and additional storage.

Located in the heart of Hunmanby, the property is perfectly placed for village amenities, well-regarded schools, countryside walks and the nearby Yorkshire coast, making this a wonderful opportunity to acquire a distinctive family home in one of the area's most desirable village locations.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

HUNTERS

Approximate total area⁽¹⁾

1824 ft²

169.4 m²

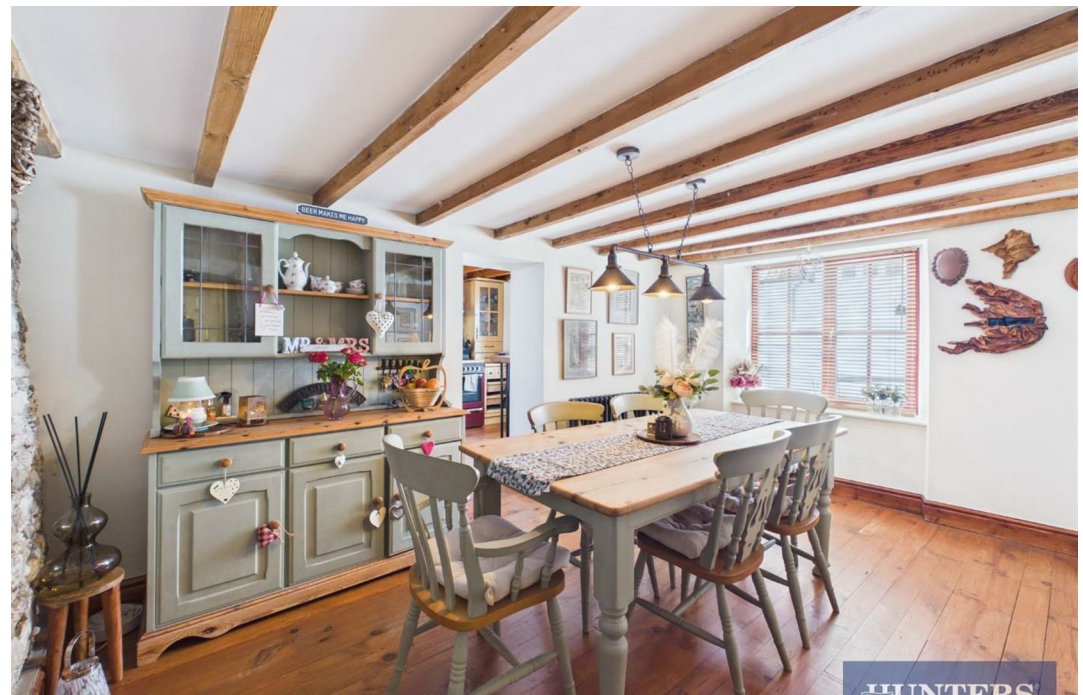
(1) Excluding balconies and terraces

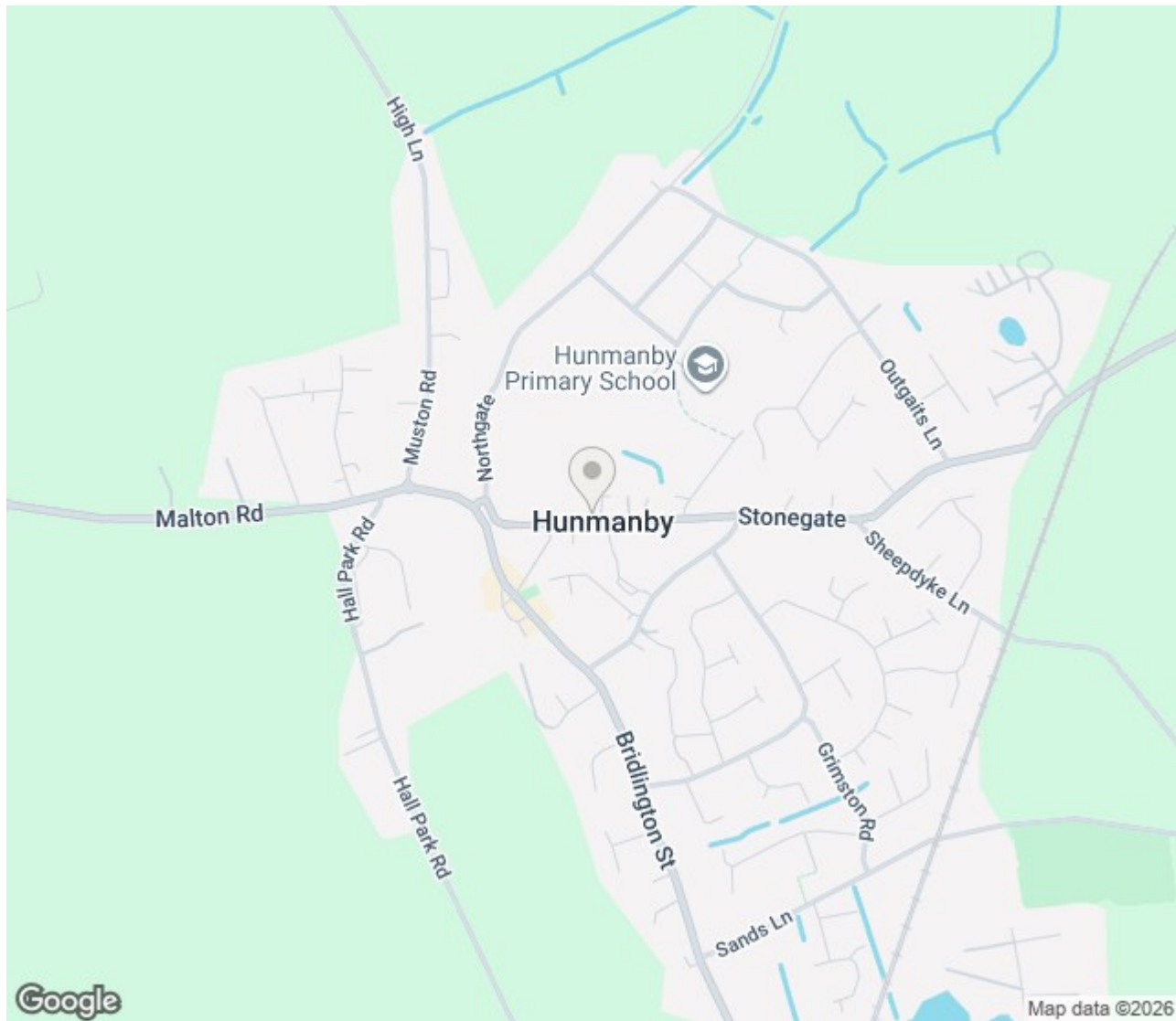
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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HMRC Disclaimer - Filey

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.