



Batworth House, 18 Muston Road | Hunmanby





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A superb 19th century detached 6 bedroom residence set in extensive and stunning gardens and grounds, in a quite unique setting within the popular residential village of Hunmanby.

The property is situated 10 miles south east of Scarborough, 22 miles north east of Malton, and 40 miles north east of York, each offering extensive amenities, shopping, and transport facilities.

Hunmanby is a well-served village with an active community, and benefits from an array of amenities including, two churches, a community centre, doctors surgery, dentist, high street with convenience store, chemist, post office, butchers, and various independent retailers, three public houses, primary school, regular bus service, and a train station on the Scarborough to Hull line.

A rare opportunity, having only been in the ownership of four families since 1870. In recent times, it has been a very happy family home for over 40 years.

In all extending to 0.77 acres or thereabouts.

Viewing highly recommended. No onward chain.

Guide Price £750,000

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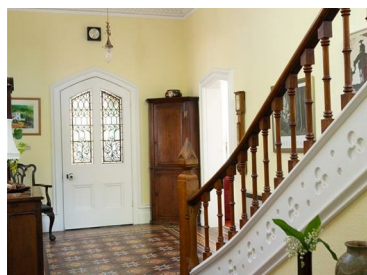


Solicitors:



BoultonCooper

BC
Est. 1881



ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE PORCH

2.64m x 1.70m (8'8" x 5'7")

A timber framed entrance door with glazed fanlight over.

ENTRANCE HALL

7.16m x 2.90m (23'6" x 9'6")

Encaustic tiled floor, decorative cornice and ceiling rose, radiator, electric storage heater, turned staircase to first floor, and door to the cellar.

SITTING ROOM

5.46m x 4.29m (17'11" x 14'1")

A dual aspect room with bay window (with secondary glazing) to front and further window to the side, ornate ceiling, open fireplace with art nouveau-style decorative surround, radiator.

DRAWING ROOM

5.18m x 4.57m (17' x 15')

With curved bay window (with secondary glazing), enclosed fireplace into a marble recess, surround and mantelpiece, radiator, and decorative cornice.

GARDEN ROOM

5.41m x 2.57m (17'9" x 8'5")

Glazed sliding doors to the outside, timber framed double glazed windows, and electric storage heater.

DINING ROOM

4.72m x 4.24m (15'6" x 13'11")

A dual aspect room with window to the side and bay turret window to the side and rear (with secondary glazing), gas fireplace, radiator, decorative cornice, and picture rail.

KITCHEN/BREAKFAST ROOM

4.85m x 4.55m (15'11" x 14'11")

Fitted with a range of base and wall mounted units with formica work surfaces over, tiled splashback, stainless steel 1 & 1/2 bowl sink and drainer with chrome mixer taps over, oil fed Aga in Racing Green, space for under counter fridge and dishwasher, cupboard housing 'Worcester' gas-fired boiler, and twin side aspect windows.

UTILITY ROOM

With twin rear aspect windows, 2 Velux roof lights, plumbing for a washing machine, and door to:

BOOT ROOM

With side aspect window and door to the outside.

CLOAKROOM

1.83m x 1.83m (6' x 6')

With low flush wc, pedestal wash hand basin, and rear aspect opaque secondary double glazed window.

CELLAR

7.67m x 4.01m (25'2" x 13'2")

Split into three separate stores.

TO THE FIRST FLOOR

LANDING

5.79m x 2.87m (19' x 9'5")

With rear aspect window.

BEDROOM 1 (NE)

4.72m x 4.24m (15'6" x 13'11")

A dual aspect room with window to the side and bay window to the side and rear (with secondary glazing), radiator.

BEDROOM 2 (SE)

5.23m x 4.57m (17'2" x 15')

A dual aspect room with windows to the front and side (with secondary glazing), 2 radiators.

BEDROOM 3 (SW)

5.51m x 4.27m (18'1" x 14')

A dual aspect room with windows to the front and side (with secondary glazing), 2 radiators.

BEDROOM 4 (S)

3.00m x 2.59m (9'10" x 8'6")

With front aspect window (with secondary glazing) and built-in cupboard.

INNER LANDING

2.92m x 1.32m (9'7" x 4'4")

SHOWER ROOM

2.90m x 2.36m (9'6" x 7'9")

A four-piece suite comprising shower cubicle, wash hand basin into vanity unit, wc, and bidet. Airing cupboard housing the hot water cylinder, and rear aspect window (with secondary glazing).



BATHROOM

4.70m x 2.36m (15'5" x 7'9")

With four-piece suite comprising bath, shower cubicle, wc and wash hand basin into vanity unit. Large stained glass side window and opening sash rear window. Secondary double glazing. Chrome heated towel rail.

TO THE SECOND FLOOR

BEDROOM 5 (S)

5.66m x 4.32m (max) (18'7" x 14'2" (max))

With front aspect window and exposed ceiling beams.

BEDROOM 6 (E)

4.04m x 2.87m (max) (13'3" x 9'5" (max))

With 2 no. roof lights.

LOFT ROOM

5.31m x 4.85m (17'5" x 15'11")

With rear aspect window.

OUTSIDE

To the outside, the property is approached via a private gravelled driveway with central turning area, with crab apple tree, flanked by substantial tree lined lawned and herbaceous border gardens. To the north is a gravelled parking area and further brick set drive, and double garage (19' x 18') with electric power and light, oil fuel store, and, adjacent to, a single storey brick range with stores. A patio area to the eastern elevation of the house provides a perfect place to enjoy the morning sun and views, with steps down to the lawned gardens beyond with herbaceous borders and array of specimen trees including an impressive copper beech, evergreen acer, metasequoia, gum tree, holm oak, and silver birch, and a pretty shaded bluebell walkway creates a return to the front of the house. The views across to the coast and Bampton Cliffs are particularly attractive.

The grounds extend in all to 0.77 acres or thereabouts.

SERVICES

Mains electricity, gas, water and drainage. Gas-fired central heating and oil fed AGA offering hot water provision. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel: 01653 692151.

DIRECTIONS

From our Malton office, proceed eastbound on the A64 towards Scarborough. After approximately 15 miles, take the second exit off the roundabout on to the A1039, passing through Flixton and Folkton before bearing right on to White Gate Hill. Upon arriving in Hunmanby, take the first exit on to Muston Road. Batworth House can be found on your right hand side, clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO14 0JY.

COUNCIL TAX BAND

We are verbally informed the property lies in Band G. Prospective purchasers are advised to check this information for themselves with Scarborough Borough Council: 01723 232323.

ENERGY PERFORMANCE RATING

Assessed in Band E. The full EPC can be viewed at our Malton office.





VIEWING

Strictly by appointment.

COUNCIL TAX BAND

G

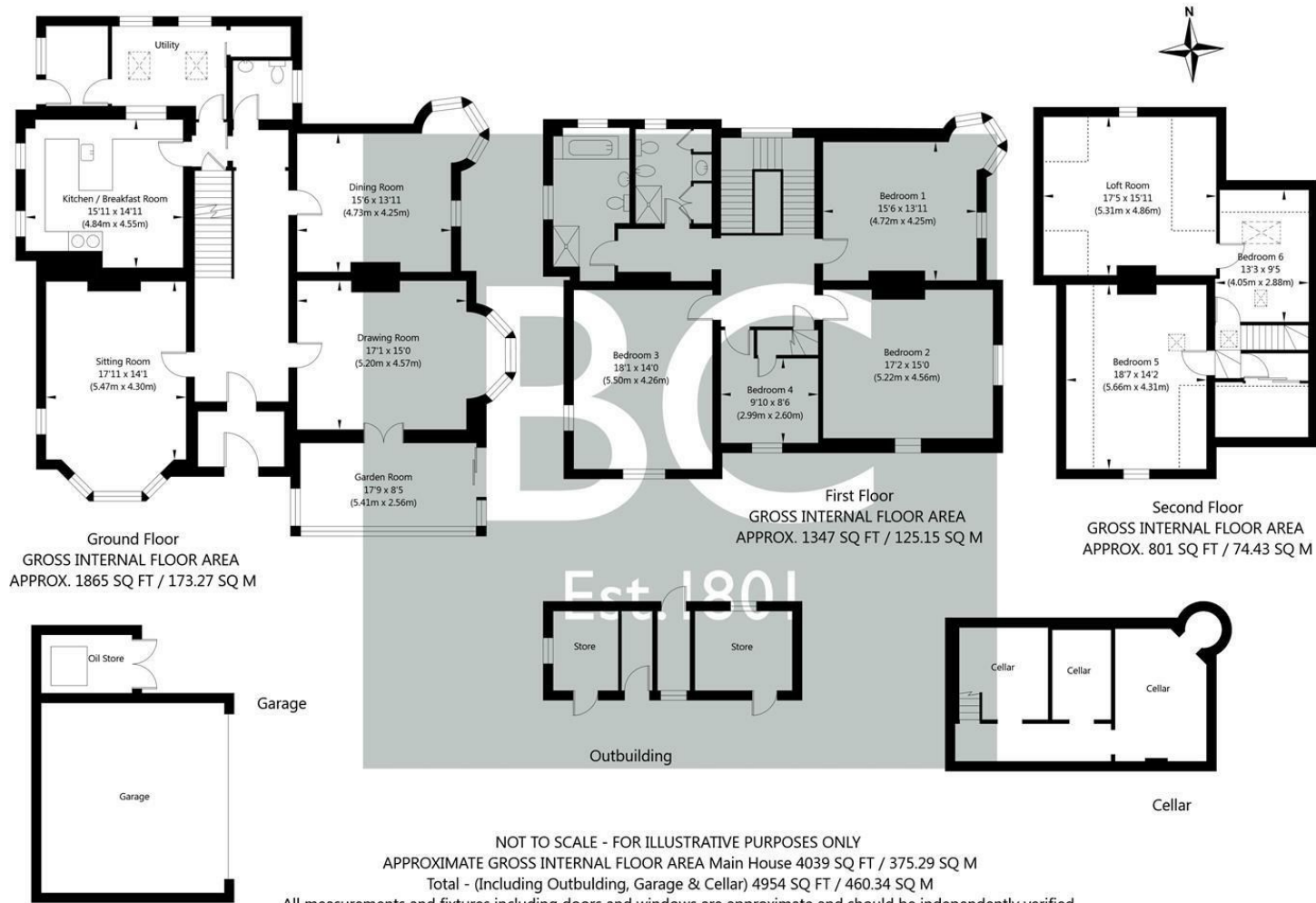
ENERGY PERFORMANCE RATING

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA Main House 4039 SQ FT / 375.29 SQ M
 Total - (Including Outbuilding, Garage & Cellar) 4954 SQ FT / 460.34 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to visit it. We do not intend to provide accurate information but we warrant, as you should not allow any decisions to be influenced by it. For accurate and detailed information see the particulars of sale, which will be available on request. We do not intend to provide any other services, and we do not intend to provide any other services, and we do not intend to provide any other services. Although we cannot accept any responsibility for any inaccuracies or omissions in this brochure or any other documents, we shall always try to help you with any queries.

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