

THE OLD BARN

Muston, Filey, North Yorkshire



THE OLD BARN

Hugely attractive barn conversion standing in nearly 1.5 acres

*Muston 1½ miles • Filey 2 miles • Scarborough 6 miles
Malton 23 miles • York 40 miles*

Staircase hall • cloakroom/wc • kitchen/dining/family room • utility room • 2 reception rooms

4 bedrooms • 3 bathrooms

Double garage • parking • summer house

Gardens and grounds • paddock

In all 1.45 acres

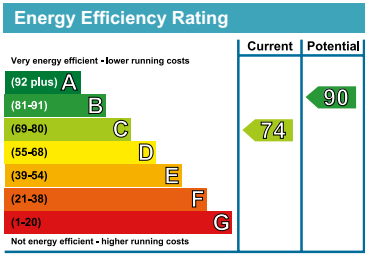
For Sale Freehold



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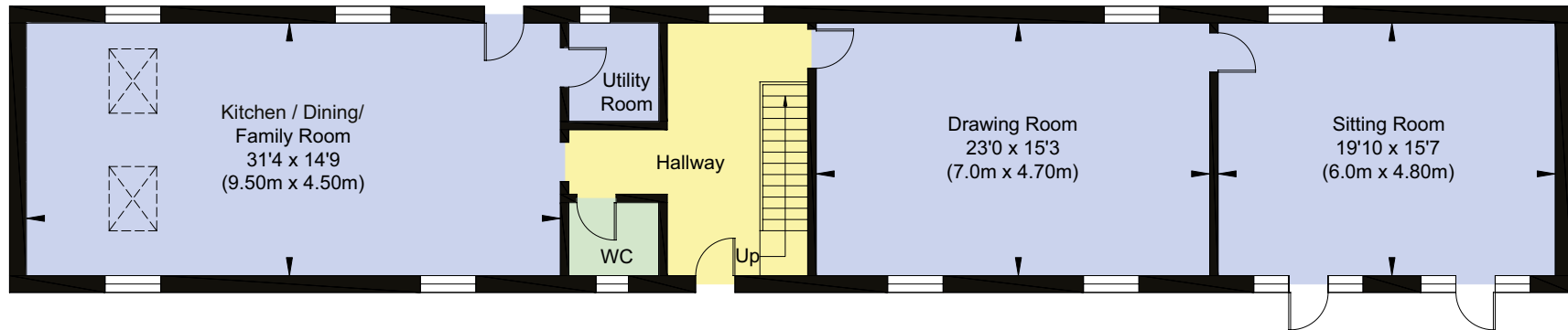
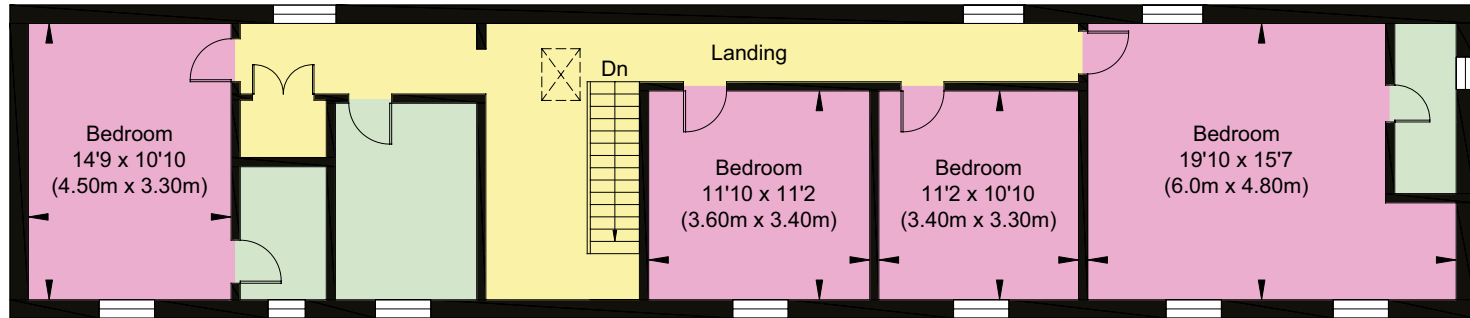


The Old Barn, Muston, Filey, North Yorkshire YO14 0EQ

Approximate Gross Internal Floor Area

2406.0 SQ FT / 223.5 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



City

Country

Coast

This superb barn conversion lies off the coastal road, just outside the fine seaside town of Filey. It enjoys a discreet rural position overlooking its gardens and land. It comes with a double garage and ample parking for multiple vehicles. The property provides spacious family accommodation with generously sized rooms on both floors, laid out in a traditional linear layout. The aspect is predominantly east across the lovely gardens and extensive areas of grassland, scattered with trees. This attractive property is entirely bespoke, an individual home.

- Family house with 1.45 acres
- Large open plan kitchen/dining room and 2 further reception rooms
- Enclosed landscaped gardens with a paddock beyond
- Double garage and ample parking for many vehicles
- Energy efficient – C rating
- Discreet rural position just outside Filey

Formerly belonging to Carr House Farm, The Old Barn is a handsome conversion of traditional farm buildings, constructed of brick with a pantile roof.



Tenure: Freehold

EPC Rating: C

Council Tax Band: F

Services & Systems: Mains electricity and water. Private drainage. Oil fired central heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





The property is packed with both original and built-in character. There are fireplaces, vaulted ceilings with exposed trusses and beams, oak-framed windows with heavy oak lintels, deep sills with window seats, ledge and brace internal doors - all alongside some column radiators, stained glass and mellow wooden floors. Large windows and recessed downlights illuminate this light and bright family house.

The open plan kitchen/dining/family room is double aspect and in part, rises up into the roof space with high Velux windows. It includes a handmade farmhouse-style kitchen with a Rangemaster within a brick hearth, an island unit and a combination of black granite and timber work surfaces; alongside is a utility/laundry room and downstairs WC.

There are two large reception rooms: the 23 ft drawing room has a wood-burning stove housed within a feature brick fireplace; and the sitting room has wall-to-wall glazing with barn-style arched windows and doors opening onto the lovely courtyard garden.

A long first floor landing with walk-in linen cupboard gives access to four double bedrooms, all of which enjoy magnificent views across the garden, land and countryside beyond. The large principal bedroom suite is triple aspect with a shower room. There is a further bedroom suite with shower room on the southern end of the landing, and the two remaining double bedrooms are served by a house bathroom with a shower attachment over the bath.



Outside

A long drive extends some half a mile, flanked by open countryside and farmland. From the wrought iron electric gates set within a high brick wall, the pea-gravel drive pulls in front of the double garage with EV charger, providing a large turning and parking area. It then continues to The Old Milking Parlour, a neighbouring property to which it is attached, discreetly located behind The Old Barn.

Immediately in front of the house is a sunny garden comprising two lawns flanking a central pathway as well as an attractive courtyard garden sheltered by a mixed hedge. The whole is enclosed by railings lined with herbaceous borders planted with shrubs and ornamental trees. A paved pathway wraps around the property with access to the kitchen/dining/ family room.

The grounds wrap around two sides of the house and have been planted with a variety of young trees, including a copse of silver birch. A seating area on the western corner is enclosed by an arc of laurel hedging and enjoys a wonderful outlook. The extensive lower paddock lies beyond a loose boundary of hedging and raised beds. It extends eastwards, enclosed by post and rail fencing with a ditch on the far eastern boundary. Close to the garage is a pretty summer house and integral garaging for garden machinery. There is a large, paved patio area, facing south and ideal for sitting out.





Environs

The property is situated off the A164 trunk road linking Scarborough and Hull, enjoying a rural location just outside Muston and convenient for Filey, which lies some five minutes' by car. Filey is an attractive seaside town providing a wealth of amenities including a superb sandy beach. A greater range of amenities, including schools and a railway station, can be found at Scarborough, which lies some fifteen minutes' drive to the north.

Directions

Heading south on the A165, continuing past the Filey roundabout, the long drive to the property can be found on the right hand side, as denoted by the 'Muston Carr Farm' sign. The Old Barn is half a mile down the road, the first property and facing your approach.

What3words: Drive ///wording.neatly.quaking.
House ///tomato.jotting.jogged

Viewing

Strictly by appointment.



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs** March 2025. **Property spec and video highlights:** November 2025. Brochure by wordperfectprint.com



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