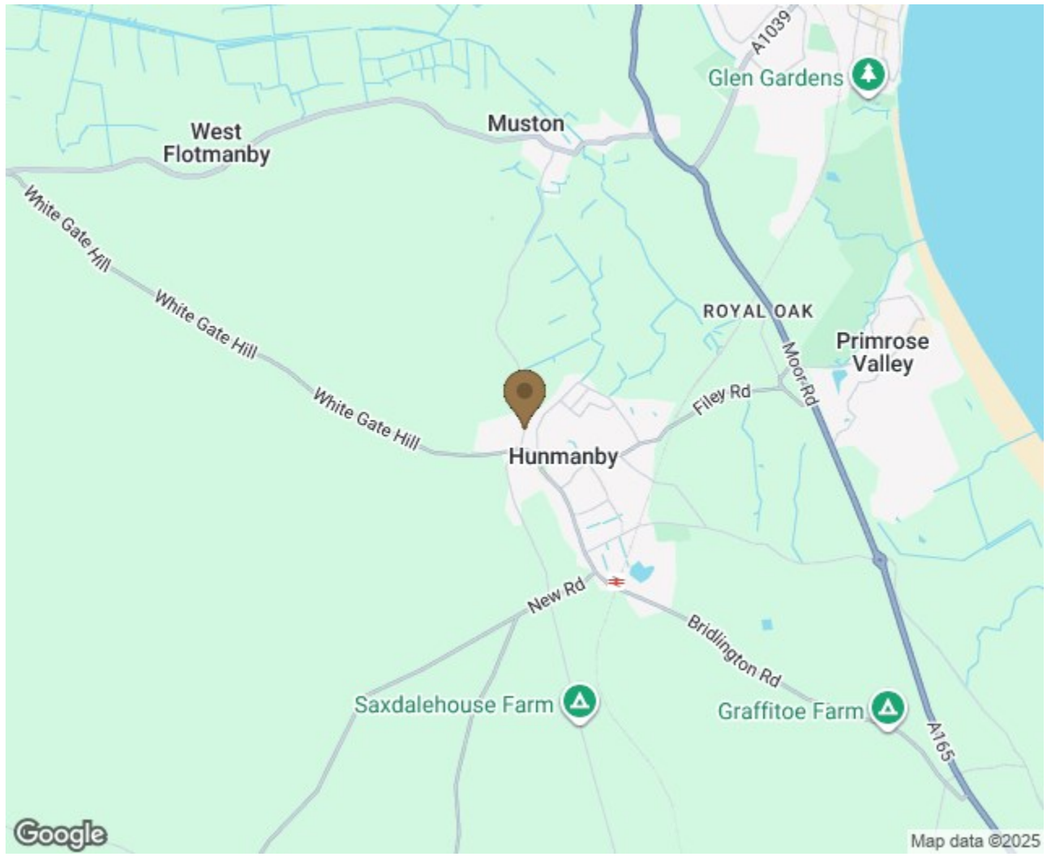
WILLOWGREEN

ESTATE AGENTS



Batworth House, 18 Muston Road, Hunmanby, YO14 0JY
Guide price £850,000

A RARE BLEND OF HERITAGE AND SEASIDE LIFESTYLE - GRACEFUL VICTORIAN LIVING CLOSE TO THE COAST - SEA VIEWS

This handsome five-bedroom detached Victorian home occupies a prime position on one of Hunmanby's most prestigious roads, offering an exquisite blend of period grandeur, stylish interiors, and beautifully landscaped gardens.

Set behind a sweeping driveway and framed by mature trees, the property is surrounded by generous grounds featuring a charming pergola, elegant orangery, and multiple outdoor seating areas, perfect for entertaining or simply enjoying the peace of this picturesque setting.

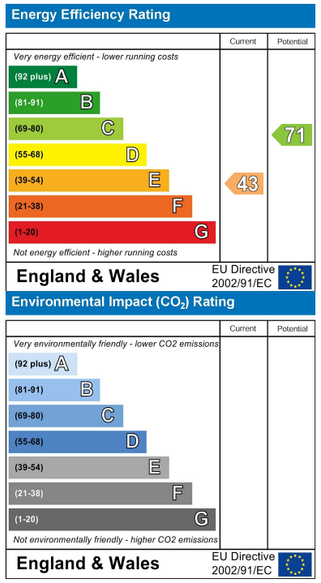
Inside, the home is rich in character, boasting a wealth of original features including stone mullioned bay windows, feature finials, a striking tiled entrance hall, stripped wood floors, original fireplaces, and ornate mouldings. A magnificent grand staircase leads to three well-appointed bedrooms, all with ensuite bathrooms, plus a luxurious family bathroom with roll-top bath, twin vanity unit, and tiled shower enclosure. A further ground floor shower room adds convenience and flexibility. A further two bedrooms and additional attic space is encountered on the top floor.

At the heart of the home is a stylish kitchen with log burner, leading to a bright garden room via glazed double doors. There is also a separate utility room with shaker units and Belfast sink, flowing through to a functional boot room, ideal for busy family life.

The property benefits from sea views from both house and gardens.

Adding to its appeal is a fabulous cellar, offering superb storage or potential for further use, depending on your needs.

This remarkable home combines timeless Victorian elegance with modern practicality, just a short walk from Hunmanby's amenities and within easy reach of the coast, countryside, and nearby towns.



Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

The Property Ombudsman | naea | propertymark PROTECTED | safeagent

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LOCATION
Hunmanby has village charm with coastal appeal. Nestled on the edge of the Yorkshire Wolds and just a short drive from the sweeping beaches of Filey Bay, Hunmanby is a thriving village that blends rural charm with coastal convenience. With a strong sense of community, a traditional village green, local shops, pubs, cafés, and a popular primary school, it offers an enviable lifestyle in a picturesque setting.

Excellent transport links include a village railway station with direct routes to Scarborough, Bridlington, and Hull, while nearby road links provide easy access to Filey, Malton, and York.

Whether you're seeking peaceful country living, seaside walks, or a vibrant village atmosphere, Hunmanby is a perfect place to call home.

ENTRANCE HALL

HALL

SITTING ROOM
18'0" x 14'0" (5.49 x 4.28)

RECEPTION ROOM/BEDROOM SIX
13'3" x 15'8" (4.04 x 4.79)

GARDEN ROOM
8'5" x 17'9" (2.57 x 5.42)

KITCHEN
14'11" x 17'0" (4.56 x 5.2)

LIVING ROOM
14'0" x 15'5" (4.28 x 4.72)

G/F SHOWER ROOM

UTILITY
8'0" x 11'6" (2.45 x 3.52)

BOOT ROOM
8'2" x 6'3" (2.49 x 1.91)

BEDROOM ONE
14'11" x 17'2" (4.56 x 5.24)

EN SUITE ONE

BEDROOM TWO
18'0" x 13'11" (5.5 x 4.26)

EN SUITE TWO

BEDROOM THREE
13'10" x 15'5" (4.24 x 4.71)

FAMILY BATHROOM

BEDROOM FOUR
18'6" x 14'1" (5.66 x 4.31)

BEDROOM FIVE
13'1" x 9'5" (4.00 x 2.88)

ATTIC ROOM
15'10" x 17'4" (4.83 x 5.3)

EAVES/STORE

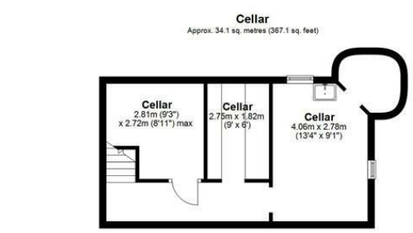
CELLAR ONE
9'2" x 8'11" (2.81 x 2.72)

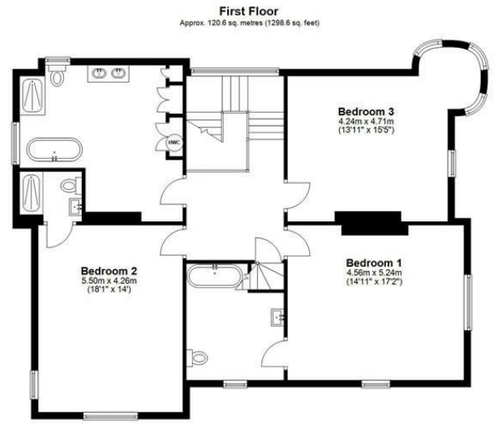
CELLAR TWO
9'0" x 5'11" (2.75 x 1.82)

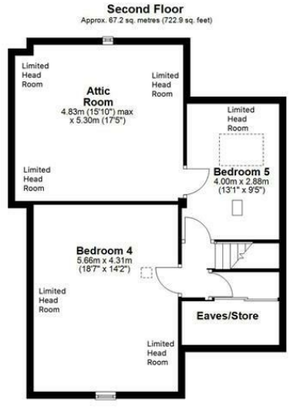
CELLAR THREE
13'3" x 9'1" (4.06 x 2.78)

EPC RATING C

COUNCIL TAX BAND G







Total area: approx. 380.5 sq. metres (4096.1 sq. feet)
18 Muston Road, Hunmanby