

**MOOR FARM & MOOR FARM COTTAGE, HUNMANBY GAP, FILEY  
OFFERS IN REGION OF £900,000**







## THE PROPERTY

The properties comprise a pair of 3 bedroom semi detached houses which were formerly a working farm and now converted into equestrian use. With stabling for 11 horses in approx 7.5 acres.

## LOCATION

Hunmanby Gap is a small coastal settlement off the main A165 Bridlington to Scarborough Road over-looking Filey Bay.

The towns of Filey, Bridlington and Scarborough are a short drive away and the railway station in Hunmanby is some 2 miles inland.

## MOOR FARM COTTAGE

A modernised 3 bedroom semi detached cottage.

## MOOR FARM COTTAGE ACCOMMODATION

### GROUND FLOOR

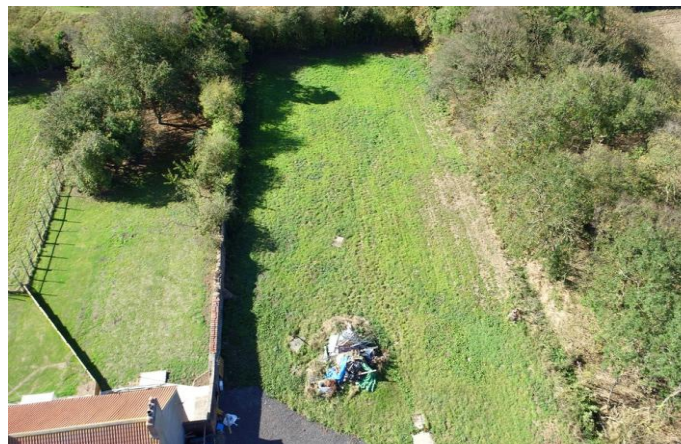
**ENTRANCE HALL** A light airy room with under-stairs cupboard.

**SITTING ROOM** 14' 4" x 13' 11" (4.39m x 4.25m) a front facing spacious living area with French doors.

**DINING ROOM** 11' 8" x 12'0" (3.56m x 3.67m) gross - An irregular shaped room beside the Kitchen.

**LIVING ROOM** 12' 0" x 11' 6" (3.68m x 3.53m) a spacious extra living area.

**KITCHEN** 8' 7" x 8' 11" (2.63m x 2.72m) with range of fitted worktop units.





## FIRST FLOOR

FRONT DOUBLE BEDROOM 15' 0" x 13' 11" (4.59m x 4.26m) a comfortable and relaxing room.

DOUBLE BEDROOM 11' 6" x 12' 2" (3.52m x 3.72m) gross looking out over the rear yard and building complex.

DOUBLE BEDROOM 16' 1" x 8' 9" (4.92m x 2.68m) another good sized room.

BATHROOM 8' 8" x 8' 7" (2.66m x 2.64m) with new modern white suite comprising bath with mains shower over, close couple wc and washbasin, fitted storage cupboard, extractor fan linked to light, back-lit mirror.

## HEATING, GLAZING & SERVICES

Oil fired central heating is installed with an external boiler and plastic banded oil tank.

UPVC double glazing is installed.

Mains electricity and water supplies are installed. Drainage is to Septic Tank.

## OUTSIDE

Long front lawned garden with orchard trees. Front sweeping vehicular driveway leading to the main yard and also to field TA1277 6001. There are trees which are subject to a Tree Preservation Order.

## BUILDINGS COMPLEX

Open yard (268 sq metres or 2882 sq ft approx) surfaced with road planings and outside lighting. "ATCOST" concrete PORTAL FRAMED SHED 67' 1" x 40' 1" (20.45m x 12.23m) with asbestos roof, space-boarded gable and concrete floor,



lights and power.

ATTACHED FOLDYARD COVER 29' 8" x 11' 8" (9.05m x 3.56m) of brick and tile effect metal profile sheet roof.

Brick and tile ranges comprising STABLE BLOCK (20' 3" x 11' 0" (6.18 m x 3.37m) divided into two pony stables with light.

CORNER TACK ROOM 14' 10" x 15' 10" (4.53m x 4.83m) with light.

STABLE BLOCK 22' 2" x 14' 6" (6.76m x 4.42m) with light.

STABLE BLOCK 33' 11" x 15' 5" (10.35m x 4.72m) for two horses with light

ISOLATION STABLE 18' 4" x 13' 9" (5.60m x 4.21m) for one horse with light.











STABLE BLOCK 39' 7" x 18' 2" (12.09m x 5.55m) for 3 horses with light.

#### ANCILLARY BUILDINGS

Brick and tile STORE 18' 1" x 15' 0" (5.52m x 4.59m) leading to STAFF ROOM 10' 8" x 7' 11" (3.27m x 2.42m) with fitted unit, light and power and leading to a separate wc (2.43 x 1.71m)

#### COUNCIL TAX

Moor Farm Cottage is in Council Tax Band A.

#### MOOR FARM

A 3 bedroom semi detached cottage currently let on an oral Assured Shorthold Tenancy.

#### MOOR FARM ACCOMMODATION

##### GROUND FLOOR

LEAN-TO PORCH of uPVC construction with double glazing.

ENTRANCE HALL with double radiator.

SITTING ROOM 4.28m x 3.98m with uPVC double glazed bow window, brick fireplace with solid fuel/woodburner, built-in cupboard, double radiator.

LIVING ROOM 4.28m x 4.08m with uPVC double glazed window, tile fireplace with open fire, double radiator.

HOBBY ROOM/OFFICE with uPVC double glazed window and single radiator.

KITCHEN 3.68m x 4.89m with range of fitted worktop units and eye-level wall cupboards, built-in electric oven, 5-ring gas hob, stainless steel sink unit and veg bowl, built-in range of cupboards, uPVC double glazed window, double radiator, door to rear.

SEPARATE WC 3.12m x 3.67m with low level wc, washbasin, single radiator, oil fired central heating boiler.

#### FIRST FLOOR

FRONT DOUBLE BEDROOM 4.76m x 4.28m with uPVC double glazed window, double radiator.

FRONT DOUBLE BEDROOM 4.28m x 4.08m with uPVC double glazed window, double radiator.

REAR DOUBLE BEDROOM 4.04m x 3.71m with uPVC double glazed window, double radiator.

BATHROOM 2.15m x 2.68m with modern suite comprising bath with electric shower over, low level wc, pedestal washbasin, single radiator, airing cupboard with cylinder and immersion heater.

#### HEATING, GLAZING & SERVICES:

Oil fired central heating is installed. UPVC double glazing is installed.

Mains electricity and water supplies are installed. Drainage is to Septic Tank.

#### OUTSIDE

ATTACHED BRICK & TILE GARAGE 5.24m x 5.09m with oil tank, up and over door, personal access door, light and power.

BRICK & TILE RANGE comprising:

WOOD SHED, LOG SHED & STORE, GARDEN STORE. Lawned garden to front with concrete driveway.

#### COUNCIL TAX:

Moor Farm is in Council Tax Band C.

#### TENURE:

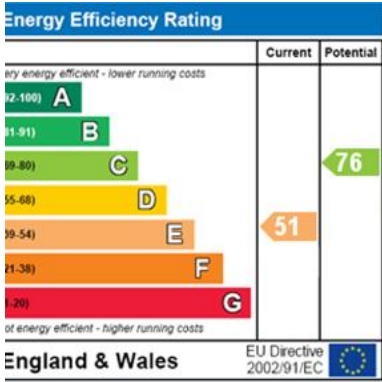
The property is freehold.



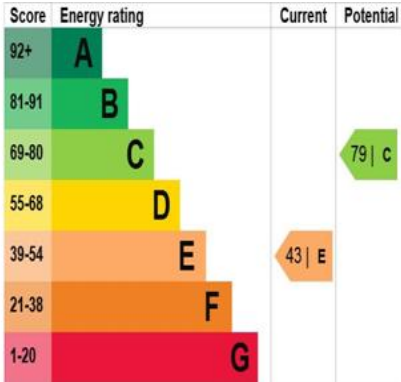




Moor Farm Cottage Floor Plan



Moor Farm Cottage



Moor Farm

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