



## *Valentinos Moor Road, Hunmanby, Filey, YO14 9QL*

*Guide Price £375,000*

- *Substantial property*
- *Two self-contained apartments*
- *Multiple en-suite bedrooms*
- *Versatile residential/commercial use*
- *Ground floor two-bedroom layout*
- *Includes static caravan*
- *Ideal for guest house or holiday lets*
- *First floor three-bedroom apartment*
- *Spacious open-plan living areas*

# Valentinos Moor Road, Hunmanby YO14 9QL

A fantastic opportunity to acquire a substantial and highly versatile property in a convenient location on the outskirts of Filey and Hunmanby. Beautifully maintained and thoughtfully modernised, this unique home offers flexible accommodation ideal for guest house use, holiday letting or spacious multi-generational living. With generous living space, multiple en-suite bedrooms, ample parking and attractive outdoor areas including a private garden and sun terrace, the property perfectly blends lifestyle and income potential, all within easy reach of the coast and surrounding countryside.



Council Tax Band: B



A substantial and well-presented semi-detached residence located on the outskirts of Filey and Hunmanby, offering a versatile opportunity for a range of uses. Previously a well-established restaurant, the property has been modernised in recent years and now presents excellent potential for guest house, holiday let or multi-generational living.

The accommodation is arranged over two floors and is currently configured to provide flexible, income-generating space. To the ground floor is a spacious two-bedroom apartment with a private rear patio, alongside a separate guest suite with en-suite facilities. The main living space is accessed via a large conservatory, leading into an open-plan lounge and dining area, with a modern breakfast kitchen and inner hallway serving the bedrooms and bathroom.

To the first floor is a well-proportioned apartment comprising three bedrooms, all with en-suite facilities, together with a bright living room and fitted kitchen enjoying distant sea and countryside views. A generous sun terrace provides an attractive outdoor space with favourable south-westerly aspects.

Externally, the property benefits from a gated forecourt providing ample parking and hardstanding, along with useful outbuildings and a private rear patio garden. A well-maintained garden also accommodates a one-bedroom static caravan, offering further flexibility.

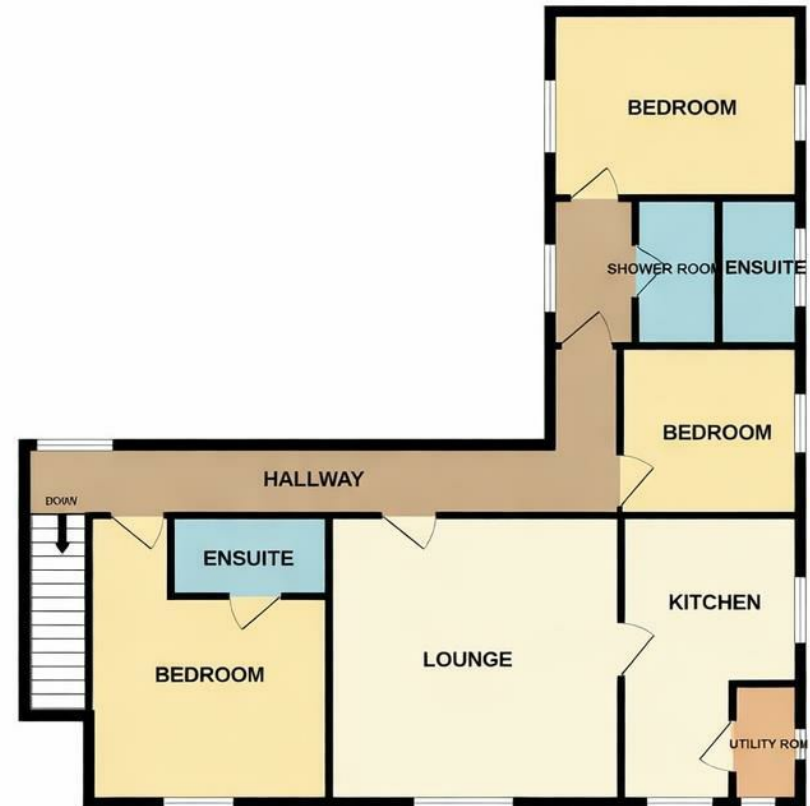
Well positioned for access to local towns, transport links and the nearby coastline, this is a unique and adaptable property, ideal for both residential and commercial use, and offered in good order throughout.



GROUND FLOOR

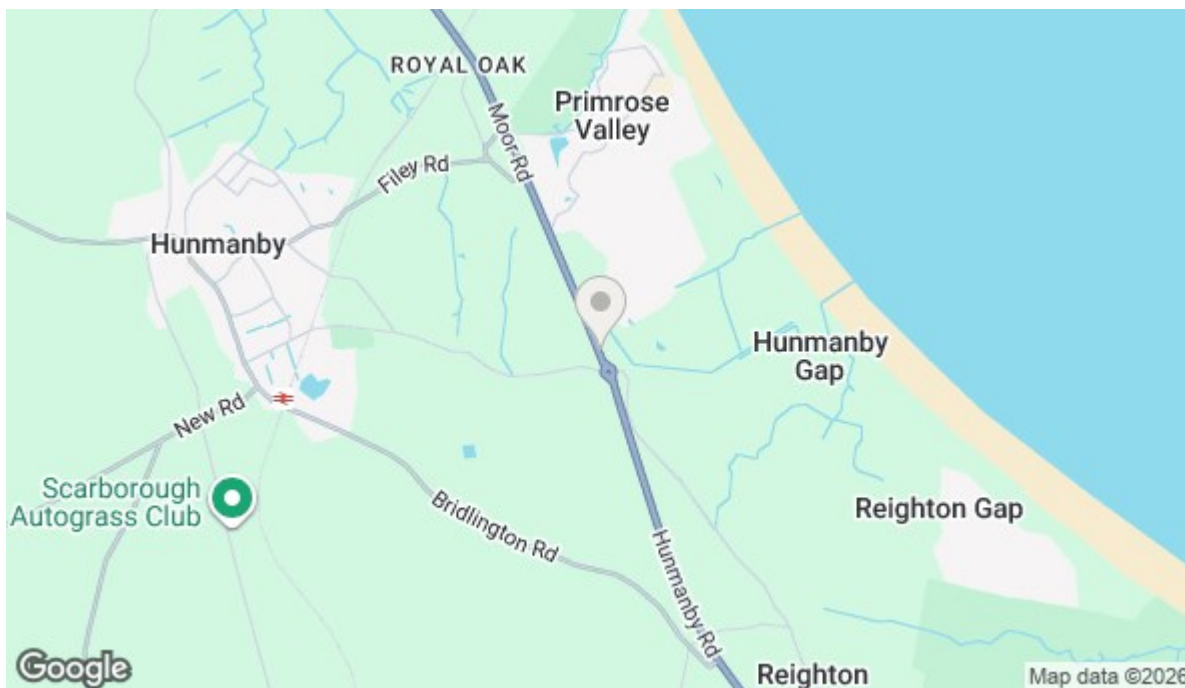


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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