



LUCASLAND HOLIDAY COMPLEX

23 CROSS HILL, HUNMANBY, FILEY, YO14 0JT

savills

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PROPERTY OVERVIEW

Located in the picturesque village of Hunmanby

Popular tourist area of North Yorkshire

The property comprises three self-contained cottages.

Each cottage benefits from three bedrooms, a family bathroom and an open plan living/kitchen/dining area

Communal courtyard with a hot tub, barbeque, outdoor seating and communal laundry room

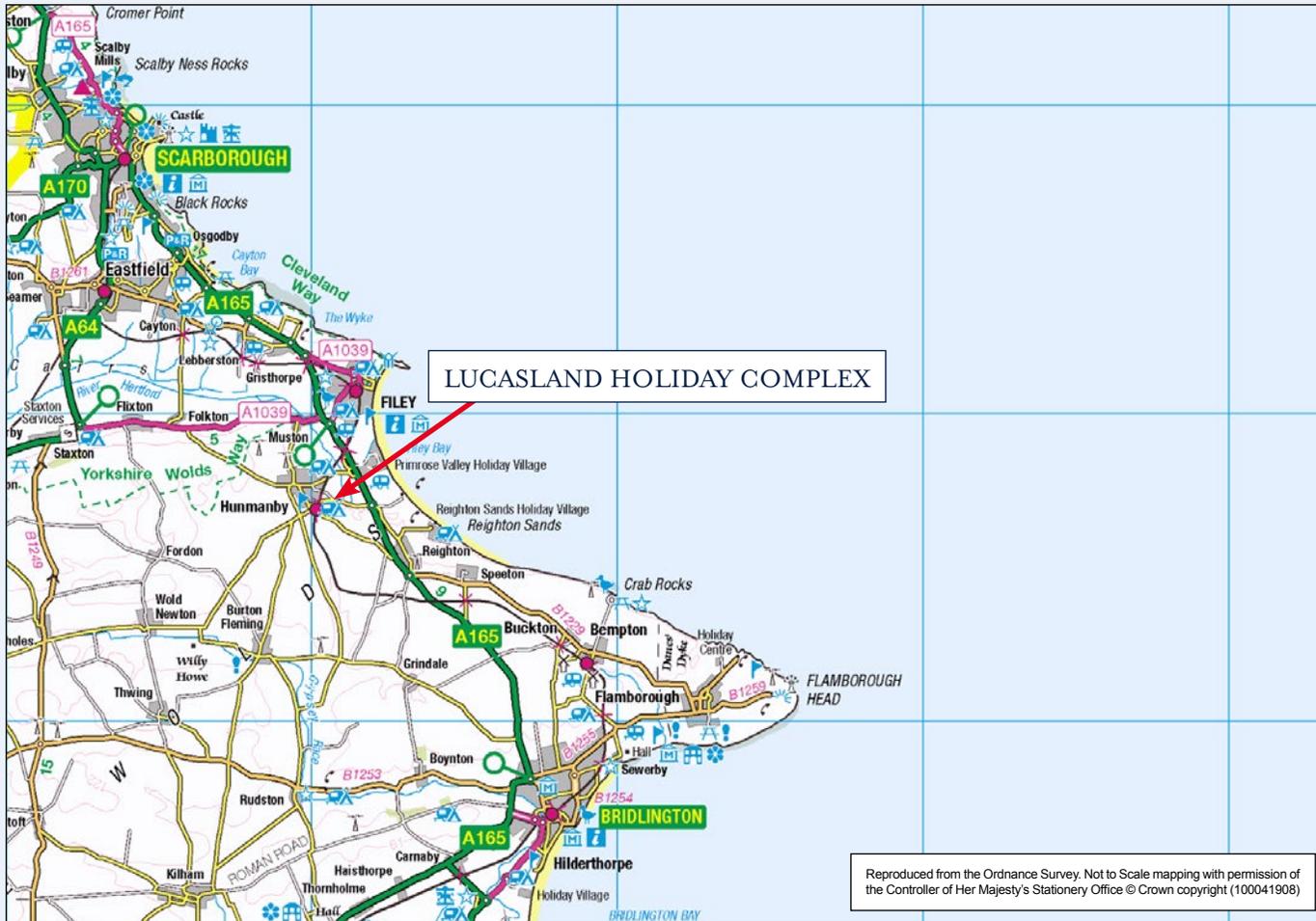
Communal private pub with pool table and private bar

Private gated entrance

Extensive car parking

Available to purchase in conjunction with the adjacent Denmark House





LOCATION

Lucasland Holiday Complex is situated in a prominent position in the idyllic village of Hunmanby. The village is located in a popular tourist destination in North Yorkshire, surrounded by superb scenery and picturesque backdrops. The Bay Filey is located less than 3 miles east of the property and provides splendid views across the Yorkshire Coast. Hunmanby is located approximately 3.2 miles south west of Filey and around 10.1 miles south of Scarborough.

Hunmanby railway station is approximately 0.6 miles south of the property. The station provides direct services to Hull and Scarborough on the Yorkshire Coast Line.

DESCRIPTION

Lucasland Holiday Complex comprises three self-contained cottages in a communal private gated courtyard with extensive outdoor car parking.

ACCOMMODATION

The cottages are barn conversions that have been restored and refurbished to a high standard, retaining timber framing throughout.

Each cottage comprises three bedrooms, an en-suite, a family bathroom and an open plan living/dining/kitchen area. The living area benefits from a flatscreen TV with Sky TV and Sky Sports. The kitchen is equipped with cooker, fridge, freezer and dishwasher.

EXTERNAL PRIVATE COURTYARD

Externally the communal courtyard contains a hot tub, built in barbeque, outdoor seating and a communal laundry room.

COMMUNAL PRIVATE PUB

The property also benefits from a communal 'traditional pub' with space for 18 guests, a pool table, dart board, TV with BT & Sky Sports. Guests can order gallon kegs to be used at the bar.





GUIDE PRICE

Available upon request.

TENURE

Freehold.

SERVICES

The property is connected to mains water, electricity and drainage.

ENERGY RATING

An EPC certificate has been requested.

RATEABLE VALUE

The property has a rateable value of £11,750.

VAT

Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

CONTACT

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