




£825,000
 FOUNTAIN COTTAGE, LOW STREET, SCALBY, SCARBOROUGH, YO13 0QW

- Central Scalby Village Location
- Four Bedrooms
- Well Presented Throughout
- Beautiful Gardens And

SIMPLY STUNNING, ARGUABLY ONE OF THE FINEST PROPERTIES IN THE HEART OF SCALBY VILLAGE SYMPATHETICALLY MODERNISED AND PRESENTED TO A SUPERB STANDARD THROUGHOUT. FOUNTAIN COTTAGE, IS SITUATED JUST BEHIND THE HIGH STREET, HAS GORGEOUS COTTAGE GARDENS AND A DETACHED GARAGE.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
754 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 1605 sq.ft. (149.1 sq.m.) approx.

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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Property Description

The property when briefly described comprises entrance porch, hallway, bay fronted open plan kitchen diner, large dual aspect lounge, utility room, w/c and pantry to the ground floor. On the first floor are four well-appointed bedrooms, bathroom, separate w/c and further shower room. Stunning enclosed, private garden to the front of the property mainly laid to lawn with mature plants and shrubs, stone flagged patio and pathways. To the rear of the property is paved courtyard with two outhouses, further to this is a detached garage. This property must be viewed to be appreciated, as this is a very special property indeed.



GROUND FLOOR

- PORCH
- HALLWAY
- LOUNGE
23' x 13' (7.01m x 3.96m)
- KITCHEN/DINER
23' x 13' (7.01m x 3.96m)
- UTILITY ROOM
12' x 11' (3.66m x 3.35m)
- PANTRY
- WC

FIRST FLOOR

- LANDING
- BEDROOM
13' x 12' (3.96m x 3.66m)
- BEDROOM
13' x 12' (3.96m x 3.66m)
- BEDROOM
11' x 11' (3.35m x 3.35m)
- BEDROOM
13' x 8' (3.96m x 2.44m)
- BATHROOM
- WC
- SHOWER ROOM
- OUTSIDE**
- GARDEN
- GARAGE