



## 4A Mount Pleasant

Scalby, Scarborough, YO13 0RR

Guide Price £1,500,000



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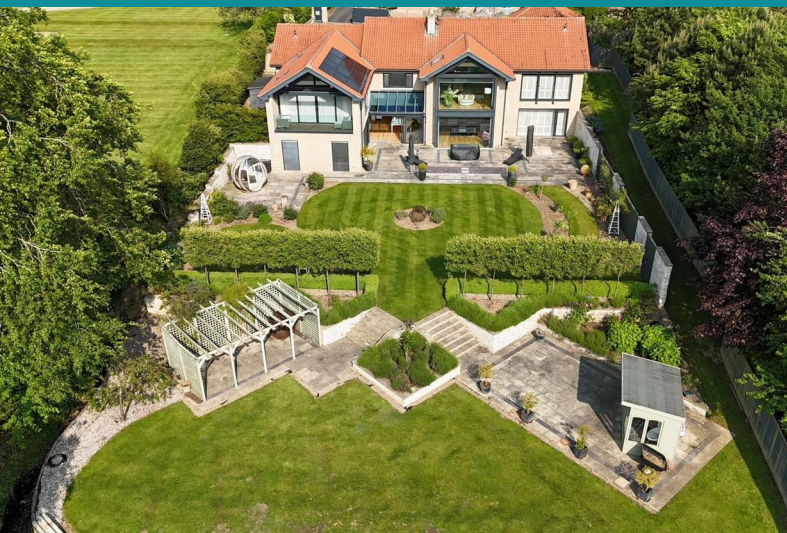
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# 4A Mount Pleasant

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We are delighted to bring to the market this truly exceptional property. In our opinion, it is a luxurious and stylish modern home with undeniable wow factor — a rare gem nestled in the heart of Scalby village yet discreetly tucked away to ensure complete privacy.

This impressive residence boasts five elegant reception rooms and four spacious bedrooms, including a magnificent primary suite complete with a private balcony, generous dressing room, and a beautifully appointed ensuite bathroom.

At the heart of the home lies a large, contemporary kitchen designed with both function and flair. It features a striking central island, a practical prep-kitchen/utility area, and a flexible workroom ideal for a home office, creative studio, or additional storage. The dining room flows seamlessly through the kitchen into a warm and inviting family snug, creating a wonderfully sociable layout that's perfect for entertaining and everyday living.

In addition to the snug, the property offers two more formal living rooms, both enjoying panoramic views of the stunning landscaped garden — perfect spaces for hosting guests or relaxing in elegant surroundings. A fifth reception room, currently used as a home office, would also make an outstanding media room or conference space, offering flexibility to suit modern family or professional needs.

Step outside to discover a truly spectacular and extensively landscaped garden, designed for year-round enjoyment and entertaining. Highlights include a peaceful orchard area, a sun-soaked patio, a stylish pagoda, a charming garden room, and a unique dining pod — ideal for al fresco meals, evening gatherings, or quiet reflection. The grounds have been thoughtfully curated to create a sense of serenity, while offering superb functionality and visual appeal.

Further benefits include a private electric gate, detached garage, ample off-street parking, and environmentally-conscious solar panels, blending sustainability with contemporary comfort.

With no onward chain, this outstanding property presents a rare opportunity to secure a dream home in a peaceful yet central village location — the perfect fusion of luxury, space, and seclusion.

### Ground Floor

#### Entrance Hall

With roof glazing, open access towards living room and wood/glass staircase to the lower ground floor

#### Living Room

25'1" x 18'8" (7.67 x 5.69)

With large picture window overlooking the rear

#### Principle Suite

Private hallway with reading nook.

#### Bedroom with balcony

25'3" x 18'11" (7.7 x 5.77)

Windows overlooking the patio and doors giving access to glazed balcony.

#### Dressing Room

17'3" x 11'10" (5.28 x 3.61)

Fully fitted with bespoke wardrobes.

#### Bathroom

17'3" x 11'8" (5.28 x 3.58)

With large walk in shower, double sinks with vanity units below. Freestanding bath with floor mounted tap and shower head. WC. Frosted window overlooking the front of the property.

#### Bedroom 2

18'8" x 11'7" (5.7 x 3.55)

Front facing double bedroom.

#### En suite

9'4" x 5'6" (2.85 x 1.7)

Walk in shower with drench head, handbasin with vanity and WC. Inset shelving

#### Bedroom 3

18'8" x 10'1" (5.7 x 3.08)

Rear facing room with Juliette balcony/Sliding doors.

#### En suite

9'4" x 5'6" (2.85 x 1.7)

Walk in shower with drench head, handbasin with vanity and WC. Inset shelving

#### Bedroom 4

15'5" x 14'7" (4.7 x 4.47)

Rear facing double bedroom.

#### Family Bathroom

11'7" x 7'2" (3.54 x 2.2)

Walk in shower cube with drench and movable heads, freestanding bath with wall mounted mixer waterfall tap, handbasin with vanity unit below and WC. Window overlooking the front of the property.

#### Stairs to Lower Ground Floor Living Accommodation

#### Lounge

41'8" x 24'6" (12.72 x 7.48)

Large sliding doors towards the rear garden, feature double sided fireplace with the dining room.

#### Family Room

27'5" x 18'8" (8.36 x 5.7)

Currently used as office and meeting space, this room could be a media/family/play room. Doors to rear.

#### Storage Room/Office

#### Cloakroom

10'0" x 6'0" (3.05 x 1.84)

WC, hand basin and storage

#### Dining Room

27'11" x 14'7" (8.51 x 4.47)

Sliding doors to rear, feature fireplace shared with lounge. Open access to

#### Kitchen

23'9" x 21'7" (7.25 x 6.58)

Large Island unit housing multiple storage cupboards and inset double sink. Inset induction hob with 5 burners and extractor fan over. 3 integrated ovens housed in wall cupboards including 2 larder units. Drinks area with wall, base and drawer units. Integrated coffee machine, SubZero Fridge/Freezer and wine fridge. Feature lighting over the island.

#### Sitting Room/Snug

22'4" x 18'11" (6.83 x 5.77)

Patio doors with access to the rear and picture window.

#### Prep Kitchen/Utility Room

18'4" x 11'8" (5.6 x 3.58)

With range of wall, drawer and base units, inset sink and mixer tap. Spaces for washing machine and tumble dryer and integrated dishwasher.

#### Work Room

14'7" x 7'2" (4.47 x 2.2)

#### Boiler Room

#### WC

5'5" x 4'9" (1.67 x 1.47)

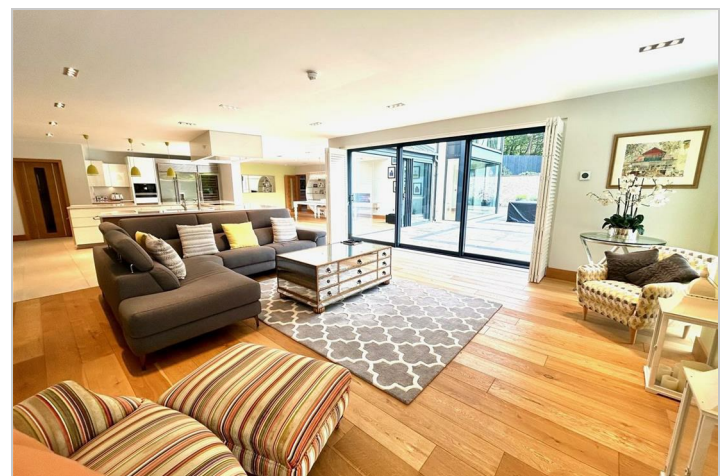
#### Forecourt and Garage

Electric gated access. Parking for several cars. Access road at the side of the property to the rear of the upper garden area. Double garage with light and power, and electric door.

#### Rear Garden

Patio area spanning the reception rooms of the lower ground floor. Mature borders with lawn, patio area housing dining pod. Pathways leading to stone steps to lower garden area which has a pagoda and garden room, walled borders, lawns and mature shrubs. Pathway to stream with bridge over giving access to orchard area. This is lawned with mature shrubs and borders and fruit trees.

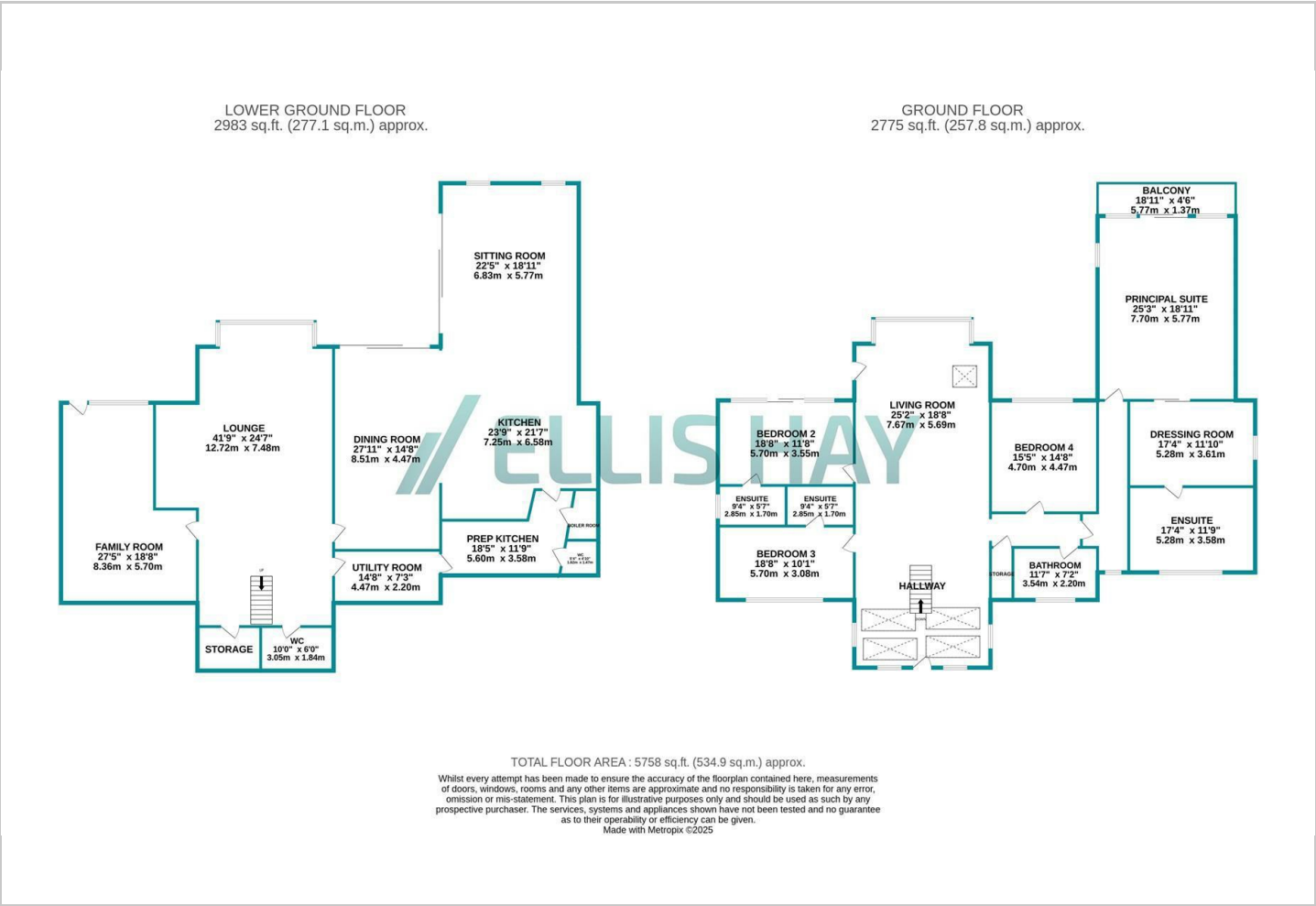
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Hybrid Map



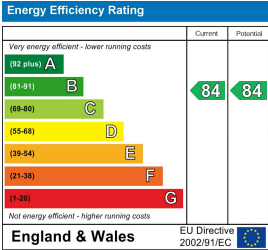
Floor Plan



Viewing

Please contact Ellis Hay on 01723 350077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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