



Main Street, Scarborough

YO13 9DY



3



1



2



E

**Offers In Excess Of
£575,000**

HUNTERS[®]
EXCLUSIVE

Vine Cottage, Sawdon

DESCRIPTION

Hunters Exclusive are delighted to bring to the market this IMMACULATE DETACHED cottage located in the picturesque village of Sawdon. Offering THREE-BEDROOMS, AMPLE OFF-ROAD PARKING and STABLES this property would make an ideal home for a RANGE of buyers including COUPLES, FAMILIES and EQUESTRIANS.

This charming abode briefly comprises of: Entrance Vestibule, hallway, snug with original open fireplace, kitchen/diner with log burner, bathroom, utility room and lounge with feature fireplace and log burner. To the first floor you will find three bedrooms and upstairs WC. The outside of the property welcomes you with a large rear garden leading to a roughly 1/3 acre paddock, two horse stables with a hard standing suitable for a horse box and greenhouse.

Sawdon is a small rural village of mainly stone and pantile cottages lying mainly within a Conservation Area that offers a good range of community services through its active Parish Church. It has its own community hall with Village Hall committees and pub (the sometime smithy). It also shares a primary school with neighbouring Brompton. Abundant wildlife can be witnessed in Sawdon Dale, with its wild deer, woods and picturesque stream. Equestrians will appreciate the location as a rare opportunity, with its many bridleways and forest paths.

Internal viewing of this property is highly recommended, call the office now for more information!



ROOMS

Vestibule
4'4" x 3'10"
Front door, Double glazed wooden sash windows to the front and rear aspects and tiled floor.

Hallway
4'3" x 3'1"
Laid wood style floor, consumer unit and spotlights.

Snug/Lounge
8'7" x 13'3"
Double glazed wooded sash windows to the front and side aspects, original open feature fireplace, radiator, TV point, telephone point and power points.

Kitchen/Diner
15'6" x 12'10"
Double glazed wooden sash windows to both side aspects, laid wood style floor, two radiators, range of wall and base units with quartz work surfaces, tiled splash back, integrated dishwasher, sink and drainer unit, integrated fridge/freezer, integrated electric oven and hob, extractor hood, wine rack, spotlights, TV point, feature fireplace with log burner, power points and stairs to first floor landing.

Hallway
14'9" x 6'0"
Door to the side aspect, Double glazed wooden sash window to the side aspect, tiled floor, radiator and power points.

Bathroom
8'10" x 8'9"
Double glazed opaque wooden sash window to the side aspect, two heated towel rails, tiled floor, four piece suite comprising of: tiled enclosed bath with mixer taps, fully tiled walk in shower with shower attachment, low flush WC and wash hand basin with pedestal, fully tiled walls, spotlights, shaver point and extractor fan.

Utility
8'9" x 9'8"
Double glazed opaque wooden sash window to the side aspect, tiled floor, range of wall and base units with roll top work surfaces, tiled splash back, space for washing machine, space for tumble dryer, sink and drainer unit, loft access to boarded loft, boiler, extractor fan and power points.

Main Lounge
18'4" x 16'3"
Double glazed wooden French doors to the side aspect, two radiators, laid wood style floor, exposed wooden trusses, feature fireplace with log burner, TV point and power points.

First Floor Landing
9'7" x 4'9"
Double glazed wooden sash window to the rear aspect, radiator, loft access and power points.

Bedroom 1
10'0" x 13'2"
Double glazed wooden sash to the front and side aspects, two radiators and power points.

Bedroom 2
9'8" x 8'0"
Double glazed wooden sash window to the front aspect, radiator and power points.

Bedroom 3
6'6" x 10'7"
Double glazed wooden sash window to the front aspect, radiator and power points.

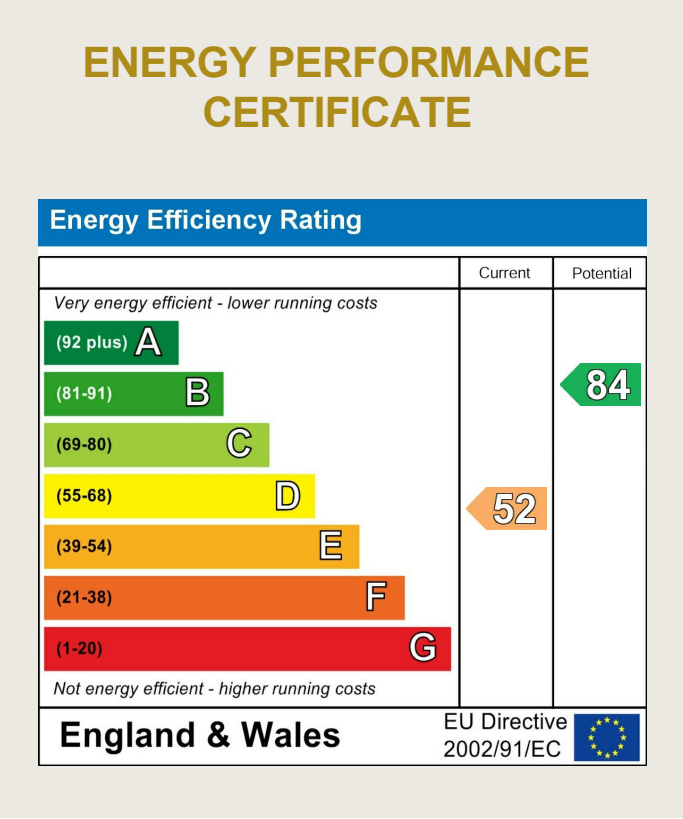
Upstairs WC
6'5" x 2'4"
Low flush WC, wash hand basin, heated towel rail and linoleum floor.

Garden
Mainly laid to lawn with plant and shrub boarders, patio area, outside tap, outside light, lean to woodshed, rear entrance and access to the paddock.

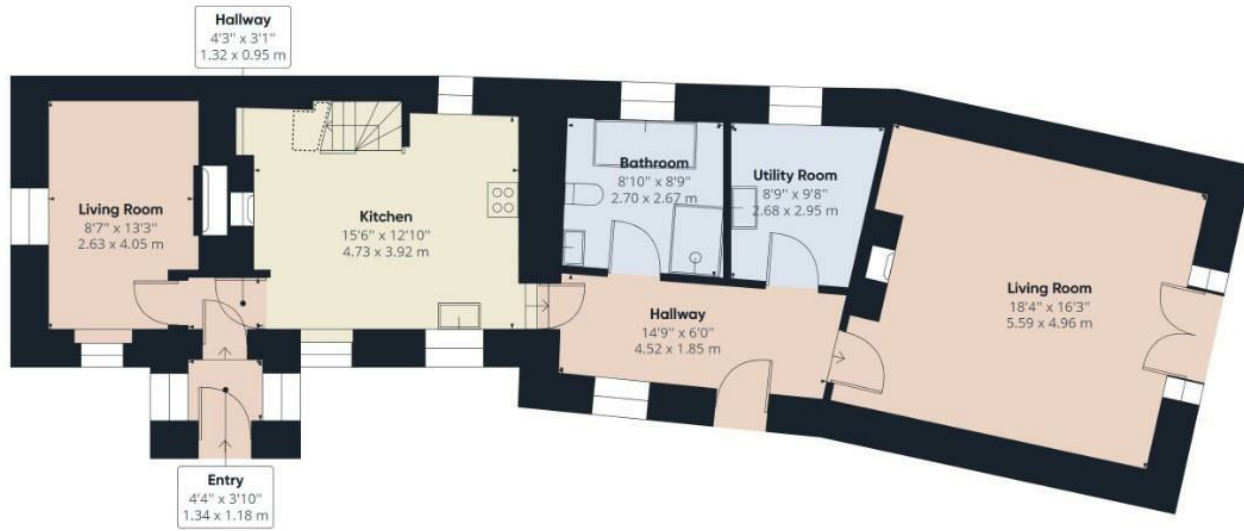
Garage
Double doors, room above with power and light.

Outbuildings
Greenhouse with power and water.
Two Horse stables with power and water and hard standing suitable for a horse box.

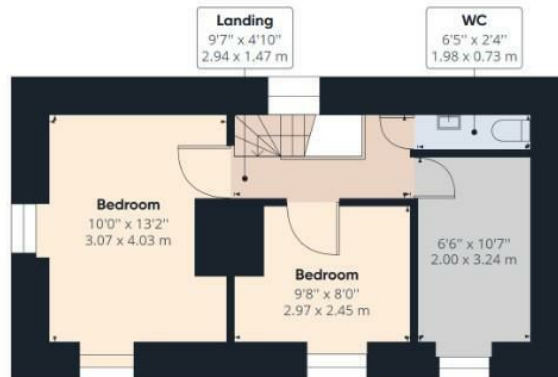
Parking
Driveway with space for multiple vehicles.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1251.97 ft²

116.31 m²

Reduced headroom

4.64 ft²

0.43 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760 | scarborough@hunters.com









HUNTERS



HUNTERS



HUNTERS



HUNTERS

HUNTERS[®]
EXCLUSIVE