



High Street, Scarborough

YO13 9AE



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Offers In Excess Of
£520,000

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EXCLUSIVE

High Street, Scarborough

DESCRIPTION

****The perfect home for a range of buyers including COUPLES, FAMILIES AND INVESTORS****

Hunters Exclusive are pleased to bring to the market this IMPRESSIVE FARM HOUSE set within APPROXIMATELY 1.6 ACRES OF LAND offering SIX BEDROOMS, SOUTH FACING GARDENS, AMPLE PARKING and FIELD VIEWS benefiting from spacious BARN with POTENTIAL DEVELOPMENT and LIFESTYLE OPPORTUNITIES which is remarkably environmentally-friendly with SOLAR PV, SOLAR WATER HEATING, BIOMASS HEATING and AIR SOURCE HEAT PUMP giving it an impressive B for environmental impact.

This beautiful living accommodation briefly comprises: porch at the rear leading to the utility room and through that the barn, large kitchen/diner with breakfast bar, exposed beams and window seat, downstairs hallway leading to two spacious reception rooms both with log burners and exposed floorboards. On the first floor, there are four generously sized bedrooms and family bathroom; and on the second floor two further large bedrooms with exposed floorboards and south facing field views. Outside the property, there is a large tarmac parking area leading to garden which offers vegetable/flower patch, orchard, one acre of field/paddock (total size 1.6 acres) including shed/office (with power & insulation) and two greenhouses (with power & lights). There is so much potential for different uses- with the current owners running a successful cut flower farm.

This stunning 1850s property is located in the sought after village of Snainton. Close to the North York Moors National Park which offers visitors the chance to explore miles of scenic walking trails, cycle routes and bridleways. Snainton has a number of traditional pubs, butchers and fish & chip shop. Snainton has an Ofsted rated "good" primary school, and the property is in the catchment area of Scalby School in Scarborough, with regular bus routes to Scarborough and the surrounding town of Pickering.

This incredible home is not one to miss, call now to arrange a viewing!



ROOMS

Rear Entrance Porch

Two velux windows to the rear aspect, double glazed window to the side aspect, tiled flooring with underfloor heating and power points.

Hallway

Original tiled flooring, understairs storage, stairs to the first floor landing, telephone points and power points.

Downstairs Shower Room

Tiled flooring, underfloor heating, wash hand basin, shower, spotlights, partially tiled walls and extractor fan.

Sitting Room

Secondary glazed window to the front aspect, wooden flooring, radiator, built-in floor to ceiling bookcase units on two walls, log burner and power points.

Lounge

Double glazed window to the front and side aspects, wooden flooring, log burner, TV points and power points.

Kitchen/Dining

Double glazed window to the side and rear aspects, tiled flooring, underfloor heating from air source heat pump, feature beams, range of wall and base units with wooden worktop, tiled splash back, breakfast bar, window seat, integrated dishwasher, integrated fridge and freezer, electric oven, induction hob, working wood-fired range and rayburn, thermostat and power points.

Utility Room

Tiled flooring, plumbing for a washing machine and power points.

First Floor Landing

Double glazed window to the front aspect, telephone point and power points.

Bedroom 1

Double glazed/ Yorkshire slider window to the rear aspect with field views, radiator and power points.

Bedroom 2

Double glazed/ sash windows to the rear aspect, fireplace feature, radiator and power points.

Bathroom

Double glazed/ sash window to the rear aspect, tiled flooring, spotlights, radiator, tile enclosed bath with mixer taps and shower attachment, wash hand basin with pedestal and partially tiled walls.

Bedroom 3

Double glazed window to the front aspect, feature fireplace, radiator and power points.

Bedroom 4

Double glazed window to the front aspect, wooden flooring, feature fireplace, radiator and power points.

Second Floor Landing

Velux Window to the rear aspect, thermostat and eaves storage.

Bedroom 5

Velux window to the rear aspect, wooden flooring, feature beams, eaves storage, radiator, water tank and power points.

Bedroom 6

Velux window to the rear aspect and double glazed window to the side aspect, wooden flooring, feature beams, radiator and power points.

Garden

South facing approximately 1.3 acres of land currently laid out with garden, orchard and greenhouses, plus grazing field/paddock with significant potential.

Shed/Office

Insulation and power points.

Parking

Large rear driveway with space for four cars and more.

Barn

Adjoining the main property is a large barn, stone built with power and lighting.

Further Outbuilding

Adjacent to the roadside, a large stone building used for storage with further potential.



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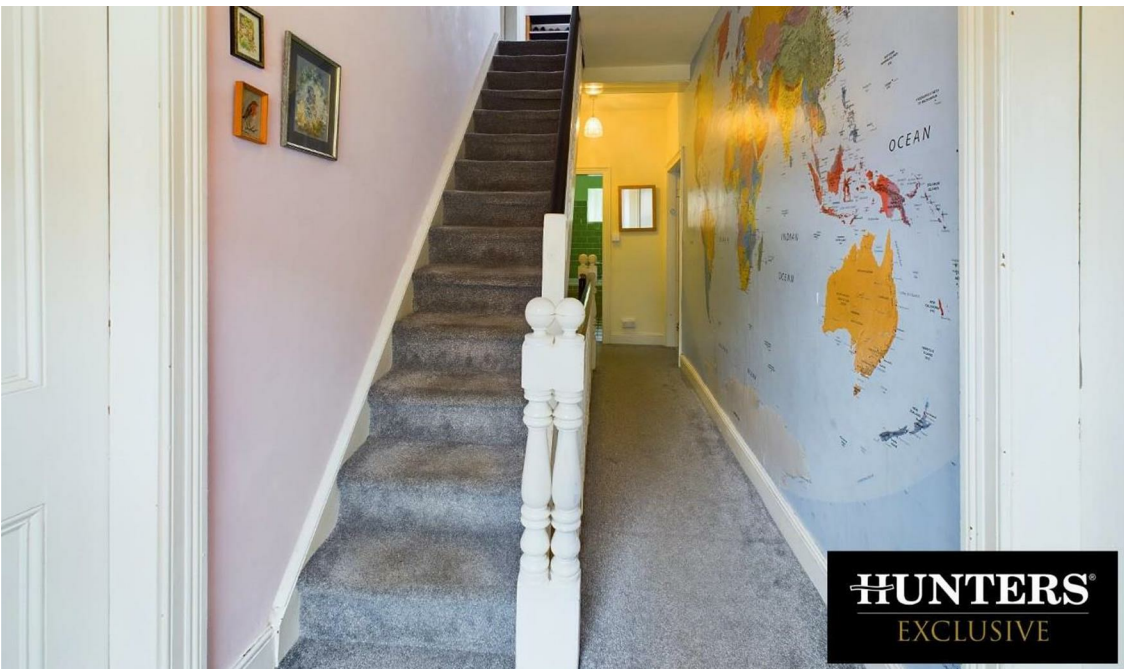


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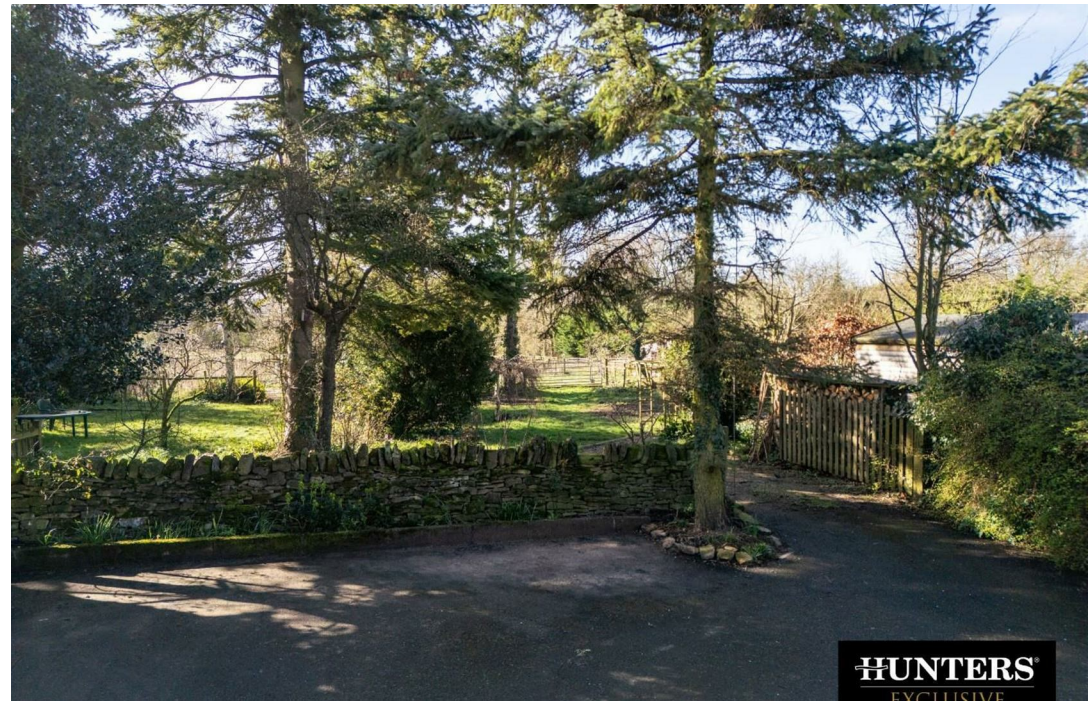


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Approximate total area⁽¹⁾
 2689.51 ft²
 249.86 m²

Reduced headroom
 27.74 ft²
 2.58 m²

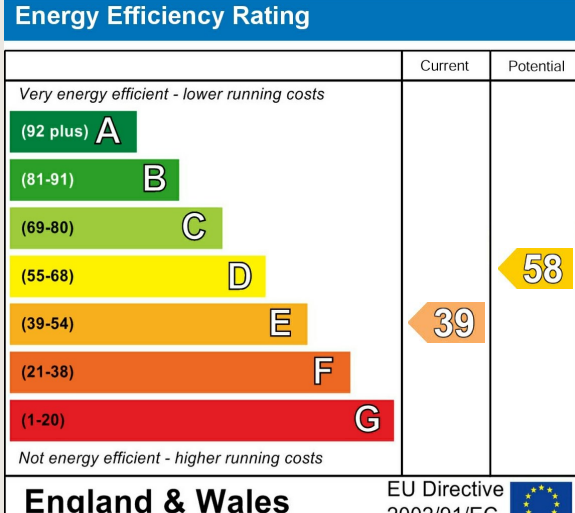
(1) Excluding balconies and terraces

[] 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

ENERGY PERFORMANCE CERTIFICATE



IMPACT ON THE ENVIRONMENT

This property's environmental impact rating is B. It has the potential to be B. Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

CARBON EMISSIONS

An average household produces 6 tonnes of CO2 This property produces 2.7 tonnes of CO2 This property's potential production 2.1 tonnes of CO2

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.

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