



**Moor Lane, Scarborough**

, YO13 9EW

**£1,100,000**



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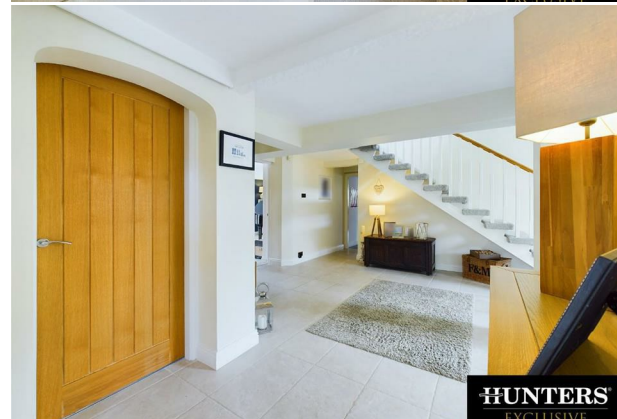
**HUNTERS<sup>®</sup>**  
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# Moor Lane, Scarborough

## DESCRIPTION

This amazing detached 200 year old family home boasts old and modern complimenting each other impeccably on roughly a quarter of an acre plot. This large country cottage is unique due to its private setting on the edge of the North Yorkshire National Park and with Forge Valley just a stones throw away. Sitting within the desired location of Ayton Village this home has an abundance of character and special qualities throughout including beautifully established grounds and swimming pool leisure facility as well as a garden room/office/annex accommodation.

Comprising of a large double highted reception hall leading to the piano/dining room and then into the kitchen living space overlooking the formal gardens with large bifold doors letting the garden in. Leading from the reception hall is the most beautiful large formal living room with a huge open fire place. This lounge area offers cottage beams and windows overlooking the garden. The large dining kitchen with integrated appliances has a large island unit with granite worktops and seating area. A separate snug provides yet another cosy space. A separate utility and boot room also housing a separate laundry room makes this a modern practical living space. To the first floor are four double bedrooms, the large master bedroom enjoys a huge wooden beam and fitted furniture with a generous ensuite. A fantastic addition is the significant outbuilding with a double carport, a three phase EV quick charger and garden annex and also a large garage with electric door. The annex or garden room/office comprises kichenette double bed and ensuite. Accessed via a private electric gated approach and is situated within formal south facing grounds. Private courtyard around the rear of the property gives privacy in abundance and room for further car parking. Leading from the courtyard is a newly renovated indoor private leisure facility. One of a kind and needs to be viewed to believe how well proportions, practical and beautiful it is



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# ROOMS

## Entrance Hall

Door to the front aspect, double glazed windows to the side and rear aspects. three radiators, feature beams, telephone point, stairs to the first floor landing and power points.

## Downstairs WC

Opaque double glazed window to the rear aspect, feature beams, tiled floor, radiator, low flush WC and wash hand basin with pedestal.

## Lounge

Double glazed windows to the side aspect, double glazed windows to the rear with window seating, double glazed doors to the rear, feature beams, three radiators, large feature wall fireplace with open fire, carpeted with parquet flooring underneath, TV point and power points.

## Piano Room

Double glazed door to the rear aspect, tiled floor, feature lighting, feature fireplace with wooden beam, radiator and power points.

## Kitchen/Diner/Living Area

Double glazed bi folding doors to the side and rear aspects, underfloor heating, tiled floor, spotlights, stone built feature wall, orangery roof with self cleaning glass, range of wall and base units with granite work top surfaces, kitchen island with electric hob, tiled splash back, sink and drainer unit, integrated dishwasher, space for fridge freezer, two ovens, TV point, warming draw, TV point, space for dining and power points.

## Snug

Double glazed window to the side aspect, store cupboard, radiator, TV point and power points.

## Utility Room

Double glazed windows to the front and side aspects, door to the side aspect, heated towel rail, cupboard housing heating system, range of base units with roll top work surfaces, space for washing machine, space for fridge/freezer and power points.

## Laundry Room

Double glazed window to the side aspect, range of base units with roll top work surfaces, space for washing machine, space for tumble dryer, space for fridge/freezer and power points.

## First Floor landing

Double glazed windows to the side aspect, feature arch, built in shelving, wall lights and power points.

## Bedroom 1

Double glazed windows to the side and rear aspects, feature beam, feature photo wall, fitted wardrobes, two radiators, TV point and power points.

## En Suite Bathroom

Double glazed windows to the side aspects, laminate flooring, loft access, radiator, three piece bathroom suite comprising: feature panel enclosed bath with mixer taps, low flush WC and wash hand basin with vanity unit.

## Bedroom 2

Double glazed window to the side aspect, loft access, feature beam, fitted wardrobes, radiator and power points.

## Bedroom 3

Two double glazed windows to the side aspect, fitted wardrobe, radiator and power points.

## Bedroom 4

Double glazed window to the side aspect with window seating, walk in wardrobe, radiator and power points.

## Shower Room

Double glazed window to the front aspect, tiled floor, radiator, spotlights, part tiled walls, three piece bathroom suite comprising: walk in shower cubicle with shower attachment, low flush WC and wash hand basin with pedestal.

## THE GARDEN ANNEX

### Lounge/Bedroom

Double glazed windows and door to the front aspect, spotlights, electric radiator, TV points, WIFI cabled and power points.

### Kitchenette

Range of wall and base units with roll top work surfaces, sink and drainer unit and space for fridge/freezer.

### Shower Room

Double glazed window to the rear aspect, spotlights, shower cubicle with electric shower attachment, low flush WC and wash hand basin.

## FITNESS AND LEISURE CENTRE

### Entrance

Resin flooring and store room with solar panel system.

### Swimming Pool

Double glazed bi folding doors to the side aspect, resin

flooring, spot lights, swimming pool, seating area, hard wired WIFI and power points.

## Gym

Double glazed doors to the rear, double glazed bi folding windows to the side aspect, TV point, hard wired WIFI and power points.

## Plant Room

Housing boiler a boiler, state of the art pool CALEX system, UV light system and air source heat pump.

## Shower Room

Underfloor heating, wall mounted mirror, spot lights, walk in shower cubicle and wash hand basin.

## WC

Door to the side aspect and low flush WC.

## GARAGE

Electric door and power and lighting.

## Outside

Access to the property via electric gated entrance, driveway leading to ample parking, mature trees and plants, water feature, multiple patio areas, dog kennels, shed, large lawned garden and outside taps.

## Parking

Carport with electric EV charge point and space for two vehicles.

Ample off road parking.

## Further Information

Solar Panels

3/4 of an Acre plot

CCTV

Solid oak doors throughout

## Location

The village of Ayton lies perfectly a short distance from Scarborough, Seamer and the other surrounding villages on the edge of the North Yorkshire National Park. A pretty stream makes its way through the village which is wonderfully supplied with amenities, including a church, selection of pubs, garage, post office and general store, restaurant, sports club and fields, pharmacy and doctor's surgery, as well as a reliable bus service.



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Approximate total area<sup>(1)</sup>  
5916.53 ft<sup>2</sup>  
549.66 m<sup>2</sup>

Reduced headroom  
12.68 ft<sup>2</sup>  
1.18 m<sup>2</sup>

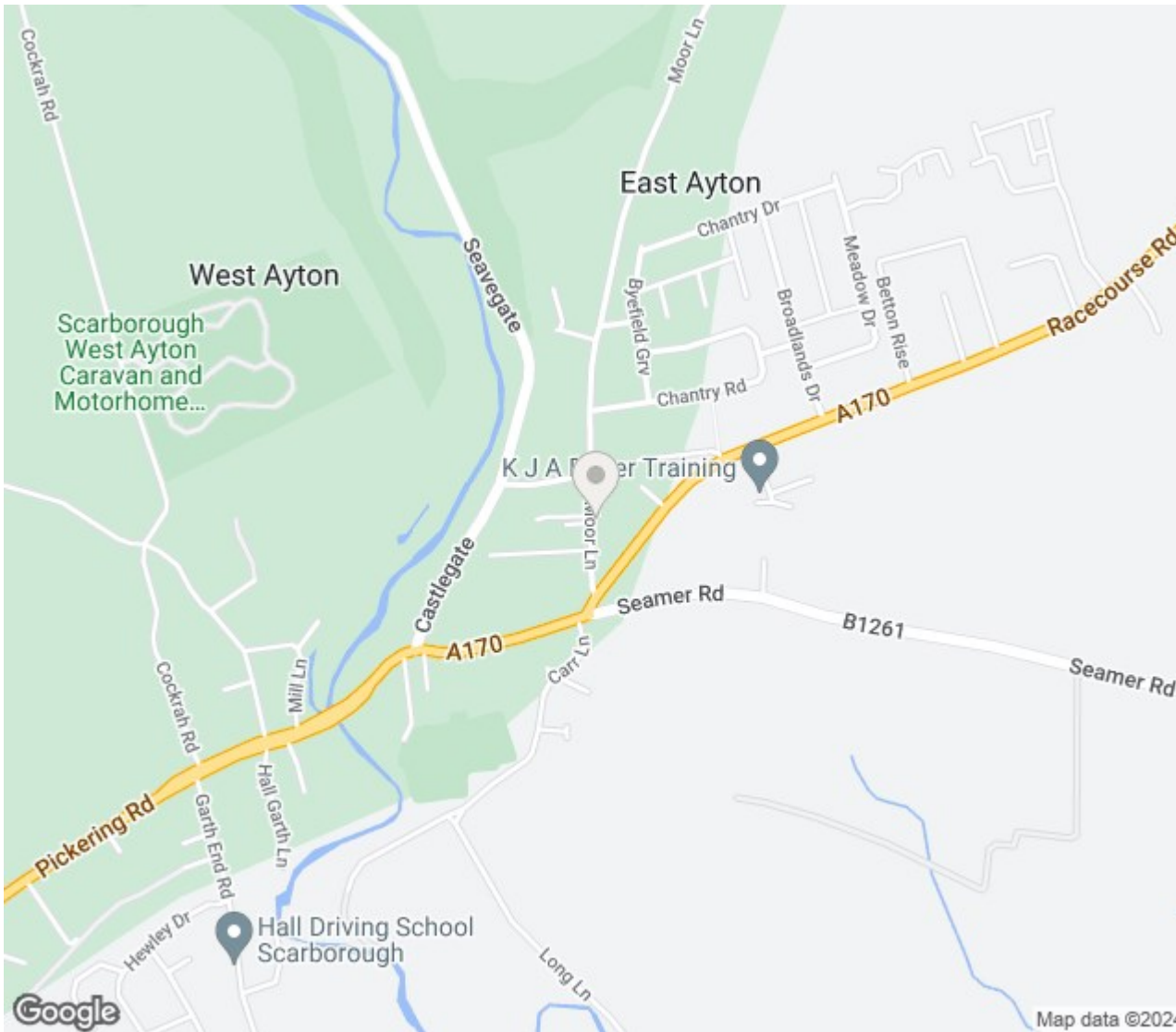
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92m)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### 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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