



**Glen Cottage, Carr Lane, Scarborough**

YO13 0SB

**£475,000**



**3**



**2**



**2**



**C**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**



# Glen Cottage, Carr Lane, Scarborough

## DESCRIPTION

This charming three bedroom, two bathroom and two reception room cottage built in 1926 is a stunning example of Arts and Crafts style architecture. Lovingly restored and updated over the past 15 years by the current owners, the home reflects modern ecological ideals while preserving its historical character. This home offers a beautifully designed open plan kitchen and dining room, ideal for modern living and entertaining. The kitchen is equipped with appliances and generous worktops, seamlessly connecting to a spacious dining area enhanced with natural light, perfect for family gatherings. Adjacent to the kitchen is a practical utility room, with outside access, providing convenience. Next to the utility is a shower room and WC, perfect for guests and everyday use.

Additionally there is a snug, study, WC with boiler cupboard. Upstairs, you'll find three well- proportioned bedrooms, each offering comfort and storage. The family bathroom on this level is modern and well appointed, creating a relaxing space for everyone. The outdoor space is a gardeners dream, featuring mature plantings, patio areas, a pergola, plots for growing soft fruits and vegetables and a meandering stream along the side of the property. Additionally there are working areas and a double garage, making this a perfect blend of historical charm and modern, sustainable living.

With 1,422 square feet of living space, the cottage offers three balconies, one off kitchen, another in the study and a third in the master bedroom, providing picturesque views of the exceptional 0.74 acre grounds. The property features solar panels for hot water, and zone heating is strategically placed to maintain a consistent comfortable temperature, keeping cool spots in the summer and warmth throughout the winter. The home boasts hardwood double glazed windows and includes a unique folding bespoke bookcase, crafted in Arts and Crafts style, which cleverly conceals a doorway between the snug and study.











Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
 1383.38 ft<sup>2</sup>  
 128.52 m<sup>2</sup>

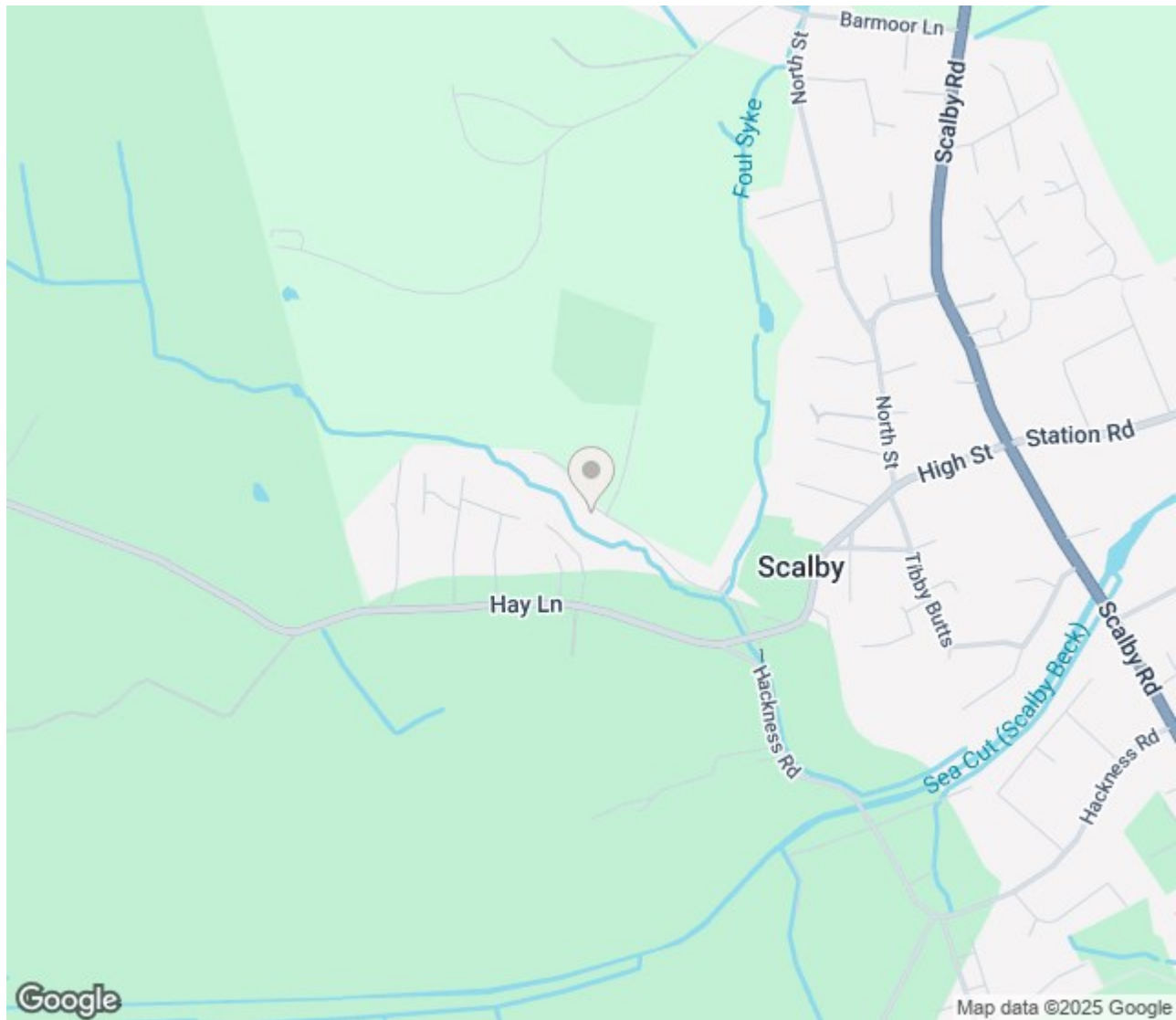
(1) Excluding balconies and terraces

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

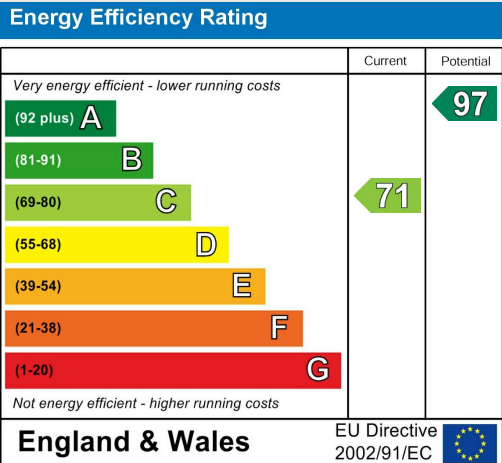
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





# ENERGY PERFORMANCE CERTIFICATE



- Large Kitchen/Dining Room
- Utility Room
- Downstairs Shower Room and WC
- Three Well-Proportioned Bedrooms
- Two Reception Rooms
- Dressing Room in Master Bedroom
- Pesticide Free Garden
- Large Double Garage
- EPC: C

## 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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