



High Street, Scarborough

YO13 9AJ



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Offers In Excess Of
£260,000

HUNTERS[®]
HERE TO GET *you* THERE

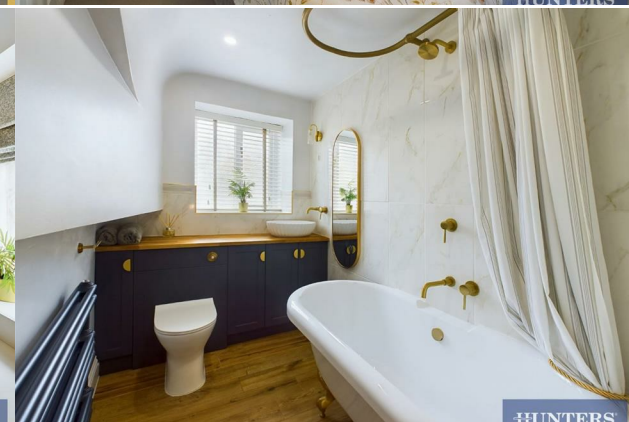
High Street, Scarborough

DESCRIPTION

Hunters are pleased to bring to the market this CHARMING GRADE II LISTED COTTAGE with ADDITIONAL ANNEXE, located in the HIGHLY SOUGHT AFTER VILLAGE OF SNAINTON, said to be part of the old courthouse and jail dating back to the 1700's; offers two bedrooms, off road parking, spectacular countryside views with the addition of an exceptional barn converted to the highest regulation level creating the ideal, fully furnished, property for a range of buyers!

This beautiful, updated cottage, briefly comprises of: cottage style bespoke cabinetry kitchen with coffee bar, spacious family lounge, benefitting from exposed ceiling beams, timber flooring, feature stone wall and antique working fireplace. To the first floor is one double bedroom with feature paneling, one single bedroom, newly renovated family sized bathroom with roll top bath. To the rear of the cottage you have access to a functionable laundry and boot room housed in a brick outbuilding. Detached from the cottage via a shared access track, you will reach an incredible, local quarried stone, full annex one bedroom barn conversion with views over the Derwent Valley offering upvc double glazed windows, patio sliding door, open plan living room, fully equipped kitchen and luxury bedroom and bathroom. Featuring exposed beams, skylight, timber style flooring and carpet to bedroom. Offering internal laundry with unvented hot water system and additional log burner effect heater. To the outdoor area you are welcomed by a raised lawned garden, surrounded by a paddock offering natural wildlife, graveled firepit and BBQ area with outdoor power and off road parking for 2-3 vehicles.

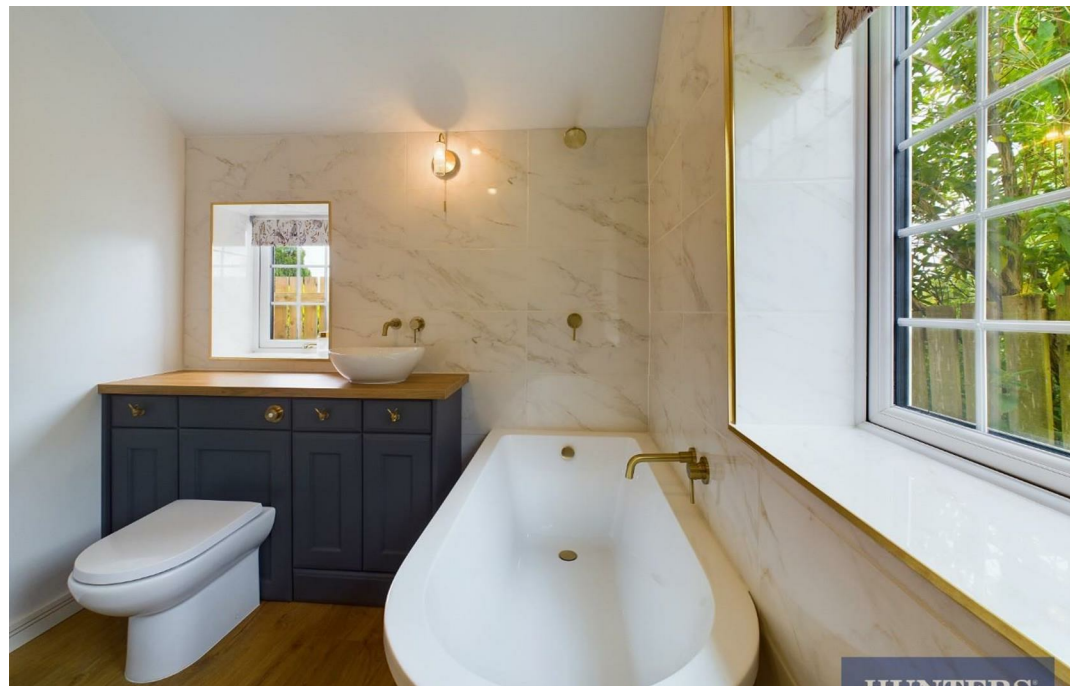
Close to the North York Moors National Park which offering the chance to explore miles of scenic walking trails such as Dalby Forrest, cycle routes and bridleways. Snainton has a number of traditional pubs, butchers, fish & chip shop and riding school. This fantastic property is not one to miss



The Barn

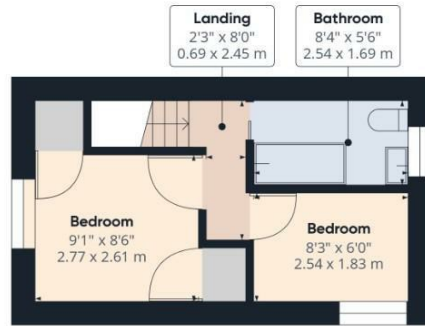
Detached from the cottage via a shared access track, you will reach an incredible, local quarried stone, barn conversion with views over the Derwent Valley offering upvc double glazed windows, patio sliding door, open plan living room, fully equipped kitchen and luxury bedroom and bathroom. Featuring exposed beams, skylight, timber style flooring and carpet to bedroom. Benefits from a internal laundry with unvented hot water system fully heated throughout and additional log burner effect heater.



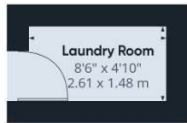




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area⁽¹⁾
770.33 ft²
71.57 m²

Reduced headroom
14.71 ft²
1.37 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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