



Rock House Lodge, Hackness

YO13 0BS

Offers In Excess Of
£400,000



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HUNTERS[®]
EXCLUSIVE

Scarborough

DESCRIPTION

Hunters Exclusive are proud to bring to the market this rare opportunity to purchase a Victorian semi detached country house beautifully situated within the picturesque countryside of Troutsdale in the North Yorkshire Moors National Park.

This phenomenal abode combines the contemporary with the traditional, maintaining original features such as waxed antique floors and period fireplaces. This elegant three storey home offers an abundance of natural light with stunning open views, the property briefly comprises of; entrance porch, entrance hall, a sitting room with a double sided log burner and large Victorian sash windows, a kitchen modern, to the lower ground floor there is a store room, utility room, study/bedroom four with a period fireplace and two sets of french doors opening into the garden, to the first floor there is an open landing, two double bedrooms with stunning views and period feature fireplaces, further single bedroom and a family bathroom with a four piece,.

Externally there is a large insulated timber summerhouse with heating, internet connection, fitted kitchenette, LED spot-lights, ideal for use as a home office, which also has idyllic views. The expansive hillside garden offers a private sweeping lawn, paths and rockery area. A French door from the lounge leads onto a raised glass-fronted decking area with outstanding views, perfect for alfresco dining or simply enjoying the changing seasons. An adjoining outhouse provides useful storage and/or a workshop space. There is ample private parking access via a shared drive and the property is within easy access of Scarborough, Malton and approximately a 20 minute journey to Seamer Railway Station with fast connections to York and beyond.

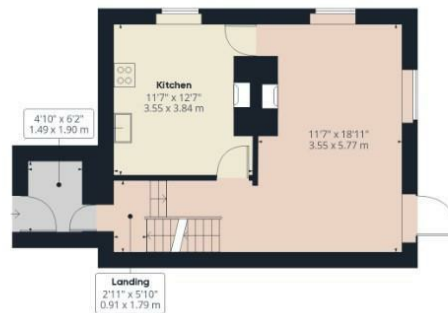
Don't miss out on the opportunity to make this house your home!



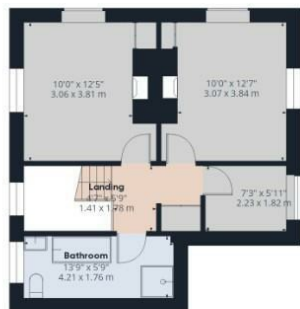




Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
1817.16 ft²
168.82 m²

(1) Excluding balconies and terraces

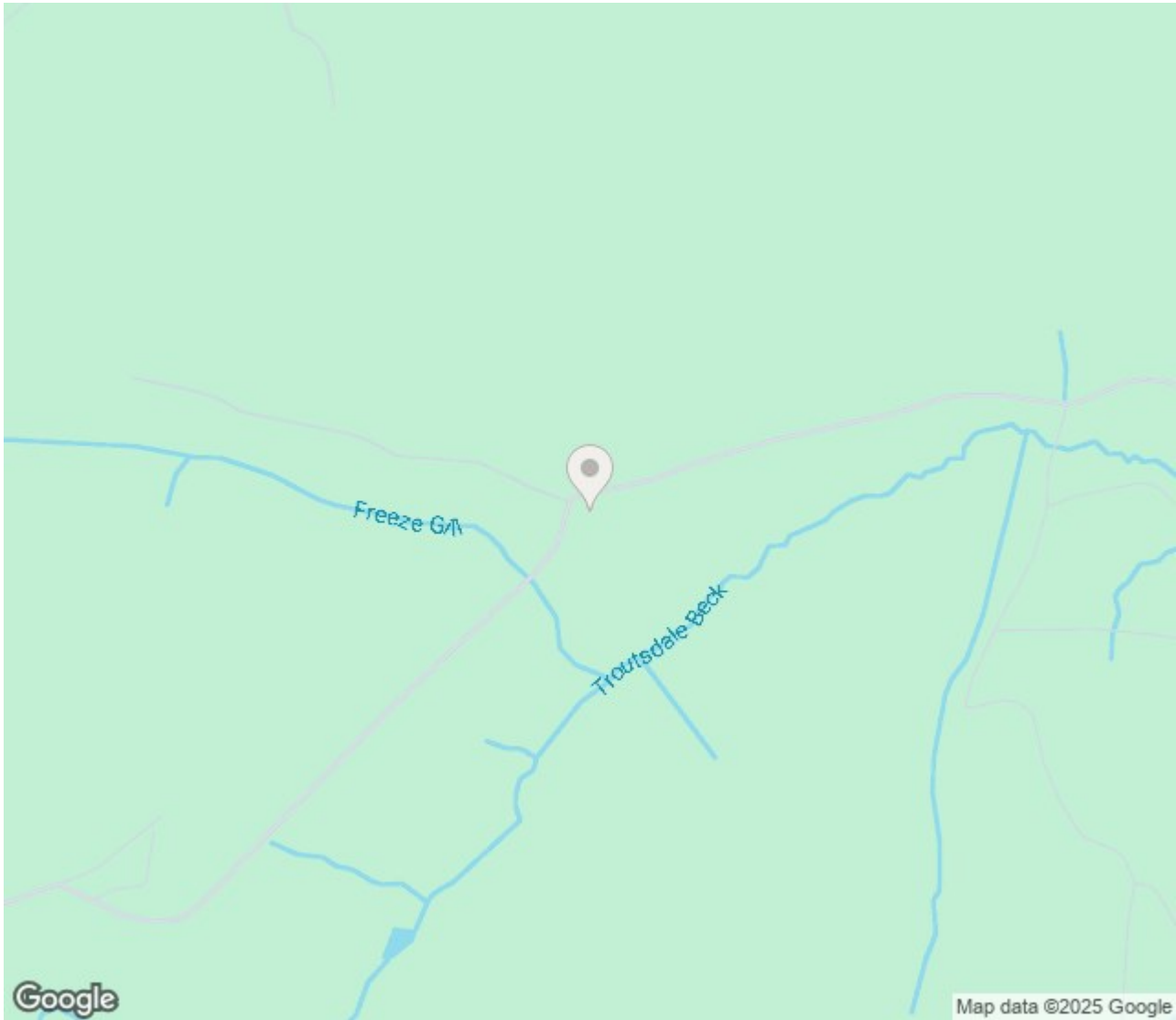
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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ENERGY PERFORMANCE
CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(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 