



**High Street, Scarborough**  
YO13 9AJ

**Asking Price £235,000**

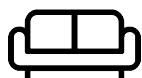
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# High Street, Scarborough

## DESCRIPTION

\*\*\* PRICED TO SELL \*\*\*

Hunters are delighted to present this charming Grade II listed cottage with a stunning detached annexe, located in the highly sought-after village of Snainton. Believed to have once formed part of the old courthouse and jail dating back to the 1700s, this beautifully restored property perfectly blends period character with modern comfort. Offering breathtaking countryside views, off-road parking, and a luxurious barn conversion finished to the highest standards, it provides a truly unique opportunity for a range of buyers.

The main cottage features a bespoke kitchen with cottage-style cabinetry and a dedicated coffee bar, flowing into a spacious family lounge enhanced by exposed beams, timber flooring, a feature stone wall, and a working antique fireplace. Upstairs includes a double bedroom with decorative panelling, a single bedroom, and a newly renovated bathroom with a roll-top bath. To the rear, a brick outbuilding provides a useful laundry and boot room.

Accessed via a shared track, the detached annexe is an impressive barn conversion built from locally quarried stone, enjoying stunning views across the Derwent Valley. The open-plan layout includes a fully equipped kitchen, bright living area, luxury double bedroom, and contemporary bathroom. Interior highlights include exposed beams, skylights, timber-style flooring, an internal laundry with unvented hot water system, and a log burner-style heater.

Externally, a raised lawned garden is bordered by natural paddock land abundant with wildlife, along with a gravelled firepit and BBQ area with outdoor power. There is ample off-road parking for two to three vehicles.

Snainton sits on the edge of the North York Moors National Park, offering scenic walking and cycling routes including Dalby Forest. The village features traditional pubs, a butcher, a fish and chip shop, and a riding school—making this a truly exceptional home combining rural tranquillity and modern living.





## The Barn

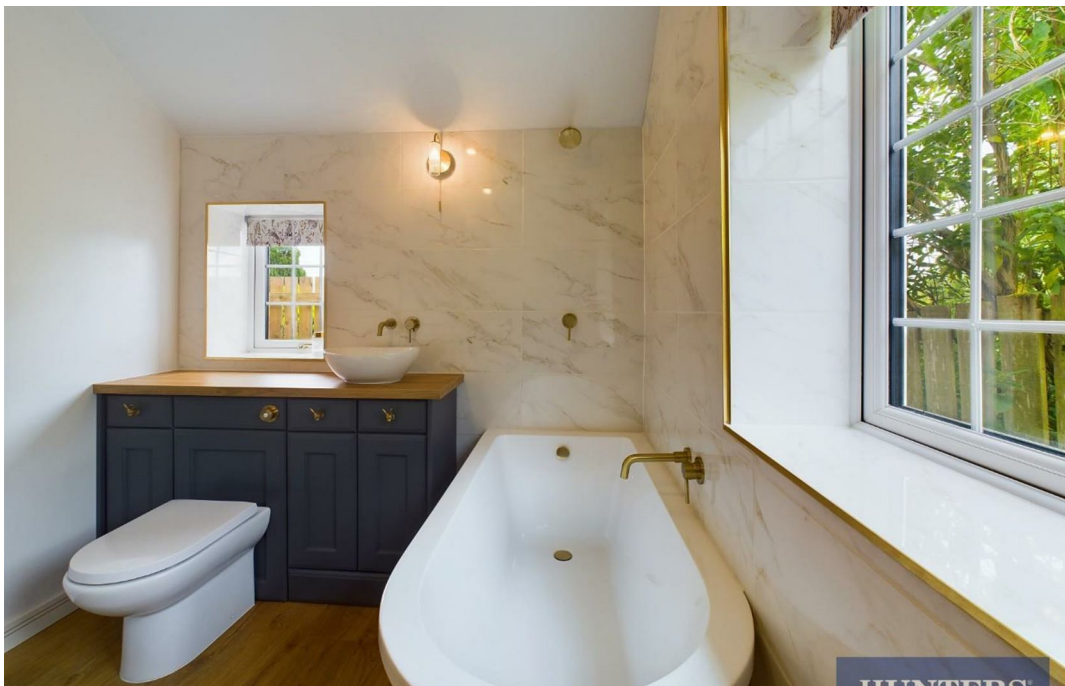
Detached from the cottage via a shared access track, you will reach an incredible, local quarried stone, barn conversion with views over the Derwent Valley offering upvc double glazed windows, patio sliding door, open plan living room, fully equipped kitchen and luxury bedroom and bathroom. Featuring 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.

## HMRC

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service

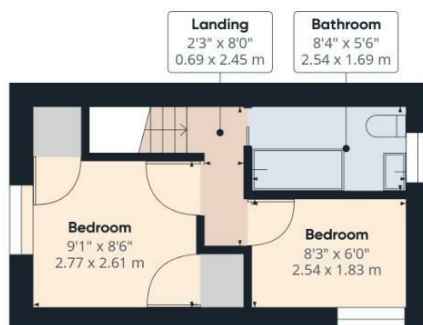




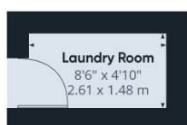




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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Approximate total area<sup>(1)</sup>  
770.33 ft<sup>2</sup>  
71.57 m<sup>2</sup>

Reduced headroom  
14.71 ft<sup>2</sup>  
1.37 m<sup>2</sup>

(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.

GIRAFFE 360

## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>87</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>59</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 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.

**33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760 | [scarborough@hunters.com](mailto:scarborough@hunters.com)**

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