



WILLOWGREEN

ESTATE AGENTS



**Gameskeepers Cottage Main Street
Scarborough, YO12 4PE**

Guide price £495,000

Gameskeepers Cottage is a beautifully presented four bedroom detached cottage, situated within the charming village of Potter Brompton, benefiting from four spacious bedrooms, two bathrooms and offers almost half an acre of land with extensive gardens and picturesque surroundings.

The property briefly comprises; entrance porch, guest cloakroom, two reception rooms, one of which is used as a dining room, study, and an open plan kitchen/living/diner with double doors out onto the rear garden. To the first floor is the master bedroom with its own en-suite bathroom offering the stunning views, three additional bedrooms and a family bathroom.

Outside, the extensive gardens include vibrant flower beds, a pond, summerhouse, shed and mature trees. A paved patio area offers an ideal spot for alfresco dining or summer barbecues, while the grounds provide endless opportunities. A large gated driveway to the side offers ample parking for multiple vehicles.

EPC RATING F

ENTRANCE PORCH

DINING ROOM

14'0" x 10'1" (4.28 x 3.08)



Window to front aspect, fireplace with stone surround, power points, radiator.

LIVING ROOM

14'0" x 9'2" (4.28 x 2.81)



Window to front aspect, cast iron open fireplace, power points, radiator.

STUDY

6'10" x 7'4" (2.10 x 2.26)

Window to side aspect, power points, radiator.

HALLWAY

GUEST CLOAKROOM

KITCHEN/DINING ROOM

15'6" x 19'3" (4.74 x 5.89)



Window to side and rear aspect with double French doors

out onto rear garden, range of fitted wall and base farmhouse-style units with wooden work surfaces, tiled splashback, double range oven with extractor over, sink unit, plumbing for dishwasher, space for fridge/freezer, power points, radiator.

FIRST FLOOR LANDING

MASTER BEDROOM

15'6" x 19'3" (4.74 x 5.89)

Windows to side and rear aspect, power points, radiator.

EN-SUITE

Window to side aspect, walk in shower enclosure, low flush WC, hand wash basin with pedestal.

BEDROOM TWO

14'0" x 9'2" (4.28 x 2.81)

Window to front aspect, power points, radiator.

BEDROOM THREE

14'0" x 10'1" (4.28 x 3.08)

Window to front aspect, power points, radiator.

BEDROOM FOUR

6'10" x 9'2" (2.09 x 2.81)

Window to side aspect, power points, radiator.

BATHROOM

Sky light, fully tiled panel enclosed bath with overhead shower, low flush WC, hand wash basin with pedestal, heated towel rail, extractor fan.

OUTSIDE

Outside, the extensive gardens include vibrant flower beds, a pond, summerhouse, shed and mature trees creating a tranquil haven for outdoor pursuits. A paved patio area offers an ideal spot for alfresco dining or summer barbecues, while the expansive grounds provide endless opportunities for gardening, recreation, or simply soaking in the beauty of nature. A large gated driveway to the side offers ample parking for several cars.

TENURE

Freehold

SERVICES

Boiler and radiators, LPG

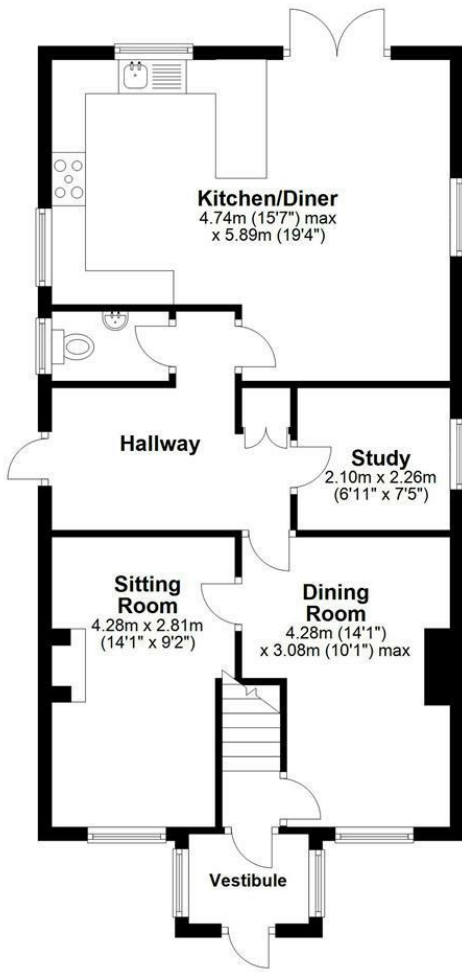
COUNCIL TAX BAND E



Window to side and rear aspect with double French doors

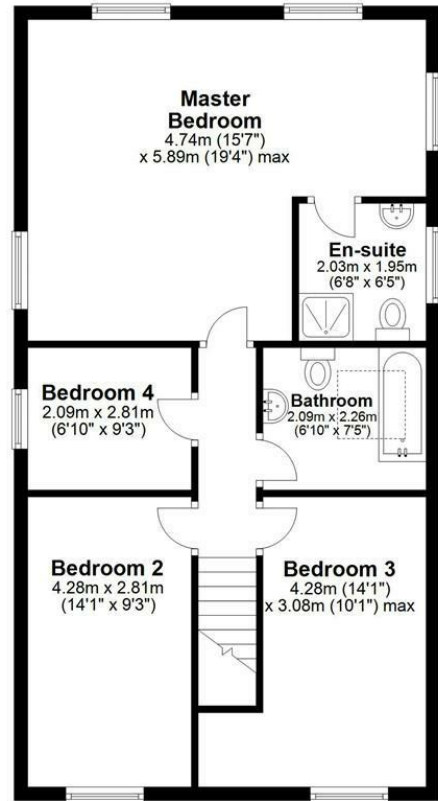
Ground Floor

Approx. 69.2 sq. metres (745.0 sq. feet)

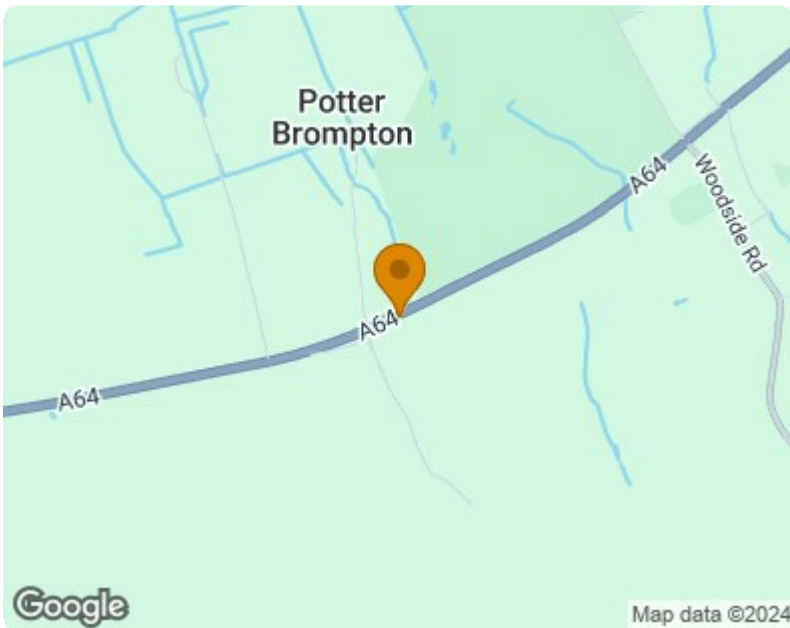


First Floor

Approx. 66.7 sq. metres (717.7 sq. feet)



Total area: approx. 135.9 sq. metres (1462.6 sq. feet)
Gamekeepers Cottage, Potter Brompton



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		54	
		34	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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