

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

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



Hawthorn Cottage, Main Street, Scarborough, YO13 9DY

Guide price £525,000

Charming and full of character, this beautifully refurbished detached stone cottage enjoys a picturesque elevated position in the highly sought-after North York Moors National Park village of Sawdon. Blending timeless charm with superior modern finishes, the property has been lovingly restored and maintained to an exceptional standard throughout.

At the heart of the home is a spacious kitchen/diner, complete with a double Rangemaster Professional Plus electric cooker, Cooke & Lewis extractor, integrated fridge-freezer and dishwasher, and a generous array of tall wall units providing excellent storage. A tiled floor leads through to a practical utility room with plumbing for washer and dryer, a boot room, and a stylish guest cloakroom. Elegant oak panelled doors add to the refined feel.

The impressive dual-aspect living room is a perfect entertaining space, centred around a bespoke sandstone fireplace with a wood-burning stove. French doors open out onto an Italian porcelain tiled patio and the rear garden—ideal for relaxing or hosting guests in warmer months.

A light and airy front porch leads into the main hallway and an open staircase. Upstairs, a generous landing provides access to a full-width loft, offering exciting potential for a further bedroom and ensuite. The luxurious family bathroom features a roll-top bath and rainfall shower. Three double bedrooms each include handcrafted oak floor-to-ceiling wardrobes; the principal bedroom boasts an ensuite and air conditioning.

Outside, timber gates open to a driveway and ample parking leading to a double garage with lighting and power. The enclosed garden is mainly laid to lawn with mature borders, an additional porcelain patio behind the garage, and a charming summer house. The property is double-glazed throughout and benefits from clean, quiet, and efficient heating via an Air Source heat pump.

This is a rare opportunity to acquire a truly special home where quality and attention to detail shine throughout.



LOCATION
Nestled on the edge of the North York Moors National Park, the picturesque village of Sawdon offers a tranquil rural lifestyle with the beauty of Yorkshire right on your doorstep. Surrounded by rolling countryside and charming stone-built properties, Sawdon provides a peaceful retreat while remaining conveniently connected to nearby towns and amenities.

Just a short drive from the bustling market town of Pickering and the popular seaside resort of Scarborough, Sawdon offers the best of both coast and countryside. The village itself enjoys a strong sense of community, with access to scenic walking routes, cycling paths, and bridleways, perfect for those who love the outdoors.

Ideal for those seeking a slower pace of life without feeling remote, Sawdon is well-placed for access to local pubs, farm shops, and excellent schooling options in the surrounding area. Whether you're looking for a full-time home or a weekend escape, Sawdon’s charm lies in its blend of seclusion, character, and Yorkshire hospitality.

PORCH

HALLWAY

KITCHEN/DINER
20'7" x 13'8" (6.29 x 4.19)

UTILITY ROOM
5'0" x 9'6" (1.54 x 2.9)

BOOT ROOM/STORE

GUEST CLOAKROOM

LIVING ROOM
26'11" x 12'0" (8.21 x 3.68)

BEDROOM ONE
15'8" x 12'0" (4.79 x 3.68)

EN-SUITE

BEDROOM TWO
14'7" 9'11" (4.45 3.03)

BEDROOM THREE
10'9" x 12'1" (3.28 x 3.69)

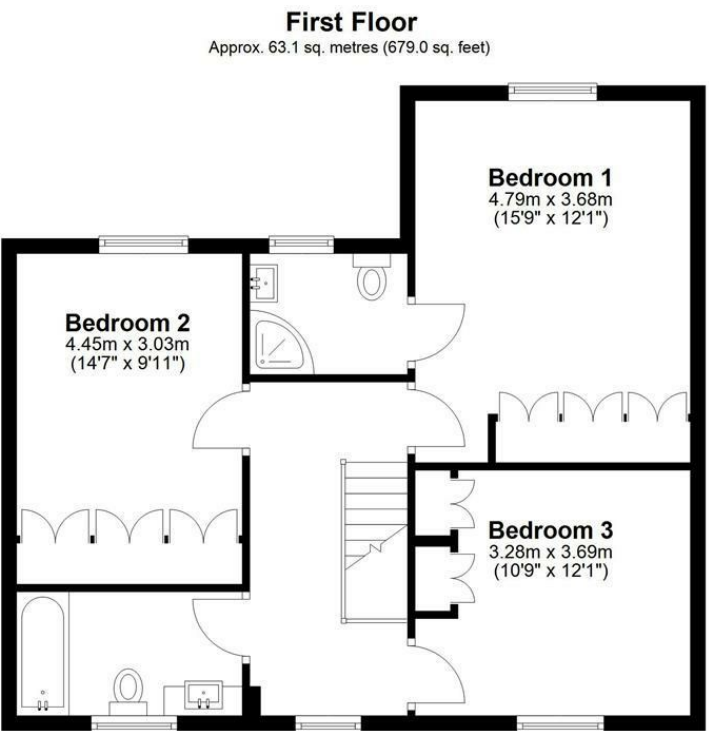
FAMILY BATHROOM

LANDING

DOUBLE GARAGE

COUNCIL TAX BAND E

EPC RATING C



Total area: approx. 136.2 sq. metres (1465.8 sq. feet)
Hawthorne Cottage, Sawdon