

Hawthorn Cottage, Snainton, Near Scarborough  
Guide Price £595,000



**DETACHED STONE BUILT COTTAGE, THREE BEDROOMS** set in approximately 3 ACRES of land with vehicle access. Designer Kitchen, Lounge with Log Burner, Downstairs Bedroom, WC, Utility & Office. Modern Bathroom, Central Heating, UPVC Double Glazing. Off Street Parking, Level Paddock, Orchard and well established level gardens all South facing, with endless potential and possibilities.

## **Porch**

Door to the front, two UPVC double glazed windows to the side aspects, door to the open plan lounge and kitchen area.

## **Lounge Area** 5.60m x 3.60m - 18'4" x 11'10"

UPVC double glazed window to the rear, UPVC double glazed patio door to the front aspect, overlooking the garden area, TV point, Cornish Slate fireplace with multi fuel stove, Oak flooring, storage cupboard housing the fuse box, radiators and power points.

## **Kitchen Area** 5.60m x 3.30m - 18'4" x 10'10"

UPVC double glazed windows, Bespoke Italian Oak wall and base units with black granite work surfaces, Belfast sink, stainless steel wash bowl/drainers, Bosch electric oven with six ring gas hob, extractor hood, integrated fridge and freezer, space for fridge freezer and dishwasher, radiator, power points, Oak flooring, staircase to the first floor landing.

## **Guest Room / Office** 2.65m x 2.20m - 8'8" x 7'3"

Currently used as a bedroom. Storage cupboard, radiator, power points.

## **Utility / WC**

UPVC double glazed window to the rear aspect, two piece suite comprising of low flush WC, wash hand basin, space for washing machine, space for tumble dryer, radiator, heated chrome towel rail and power points.

## **Bedroom Three** 4.0m x 4.0m - 13'1" x 13'1"

Velux to the front aspect, beams, radiators and power points.

## **Entrance Hall**

UPVC double glazed window to the front aspect, UPVC double glazed door, Two storage cupboards, radiators and power points.

## **First Floor Landing**

UPVC double glazed window to the rear, airing cupboard housing the gas combi boiler, radiator, power points, loft access.

### **DISCLAIMER**

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### **Bedroom One** 4.20m x 3.00m - 13'9" x 10'0"

UPVC double glazed window to the front aspect, overlooking the garden, walk in wardrobe with light, ornamental fireplace, radiator and power points.

### **Bedroom Two** 3.60m x 3.00m - 11'10" x 9'11"

UPVC double glazed window to the front aspect, overlooking the garden, ornamental fireplace, radiator and power point.

### **Family Bathroom**

UPVC double glazed window, white four piece suite comprising of low flush WC, wash hand basin, Space bath with Mira shower over, bidet, chrome heated towel rail, radiator.

### **Garage** 4.80m x 2.60m - 15'9" x 8'6"

Concrete base with up and over door and window to the side aspect, Ample off street parking for numerous vehicles on the hard standing can include horse trailer, 3.5 horse box, small motor home, vehicle access to the paddock.

### **Garden**

Very Good sized garden with patio area, laid to lawn with large flower borders which have numerous plants such as Wisteria, Rhododendrons, Azaleas. There is a summer house, sheds, an old WC (which is not connected), A feature is the 8ft stone wall to the East and front of the house and a drystone wall to the West, leading on to this well established garden, spacious vegetable growing area, the orchard, with Apple, Damson and Victoria plum trees and then on to the Paddock.

### **Orchard**

Numerous trees which include Apple and Plum trees, there is also access to the paddock from here.

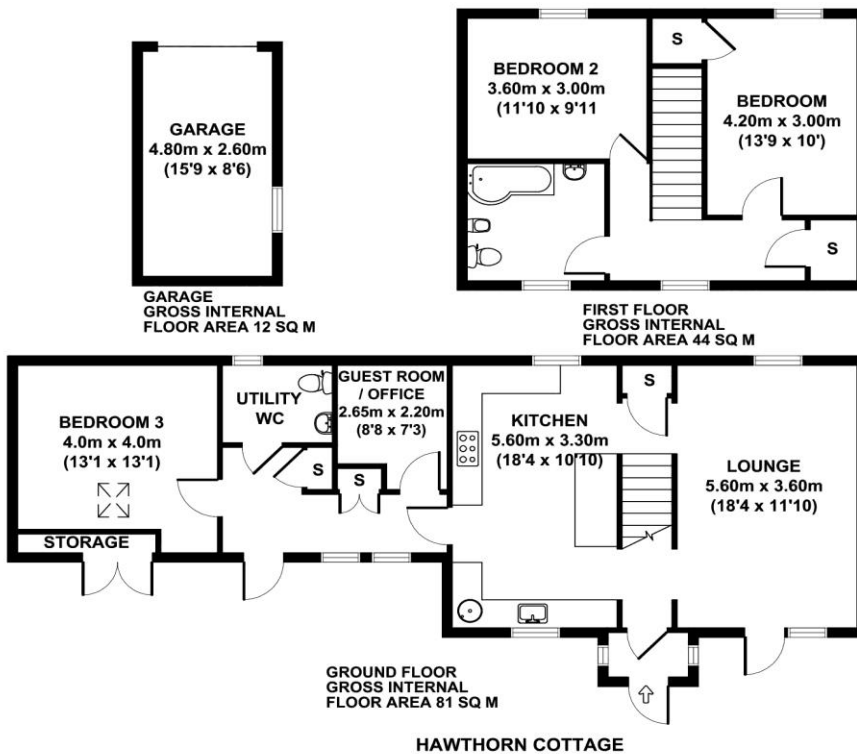
### **Paddock**

Grass paddock of over 2.5acres, with foot access from the garden, through the orchard, or vehicle access from the garage, we understand there is a water pipe laid close by, which could be connected to the paddock.

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# Floor Plan



**HAWTHORN COTTAGE**  
**APPROX. GROSS INTERNAL FLOOR AREA 137 SQ M / 1474 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given