



The Three Mariners, 47 Quay Street, Scarborough YO11 1PL
Asking Price £345,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



This beautiful, Grade II * listed, 14th century period home is located in the heart of Scarborough's Old Town close to the harbour. Being a former sea captain's home, and at one point a medieval pub, it is believed to be one of the oldest properties in Scarborough. In recent years it has undergone a scheme of updating by the current vendors, sympathetic to the properties age and importantly retaining it's character, charm and an abundance of period features. The accommodation itself briefly comprises of an entrance hall with stairs leading to the basement level where you will find a generous open plan kitchen/diner (ideal for entertaining) and built in utility cupboard. To the ground floor are two generous reception rooms including the parts of the former medieval pub. To the rear is further entrance hall with stairs leading to the first floor landing with further doors to a shower room and two double bedrooms with the master benefiting from an en-suite bathroom. To the second floor is a further substantial bedroom/hobbies room and separate w/c. The property despite its age 'in our opinion' is offered to the market in good order having undergone a scheme of updating by the current vendors (details available upon request) The vendors have retained the period features throughout the updating including feature range, exposed beams and paneling, feature inglenook fireplace, original bar and so much more. The property does also now benefit from gas heating via a modern condensing combination boiler. Being located within the Old town means the property affords excellent access to the foreshore and therefore a wealth of amenities and attractions including local shops, a choice of popular eating and drinking establishments, the harbour, Scarborough's South Bay and beach. Offered potentially with NO ONWARD CHAIN. Internal viewing cannot be recommended highly enough to fully appreciate this truly unique period home with over 700 years of history and character. To arrange

ACCOMMODATION

GROUND FLOOR

Entrance Hall

With entrance door, stairs to basement level land door to:

Lounge/Parlour

17'1" max x 13'5"

With two windows to the front, feature fireplace and wood paneling. Door to:

Pub/Reception Room

16'5" x 12'2"

With three windows to the rear, open fire with feature fireplace and wood paneling. Door to:

Rear Entrance Hall

With entrance door to the rear and stairs leading to the first floor landing.

BASEMENT LEVEL

Kitchen/Diner

23'11" max x 19'0" max

With feature cast iron range, exposed brickwork and beams to ceiling. Also fitted with a matching range of wall and base units with work surfaces over, integrated fridge, space and provision for range cooker, one and a half bowl sink, built in utility cupboard with plumbing for washing machine and space for tumble dryer,

FIRST FLOOR

Landing

With door and stairs to the second floor. Doors to:

Bedroom One

15'1" x 13'9"

With two windows to the front, built in cupboards, feature fireplace decorative coving to the ceiling and wood paneling to walls. Door to:





En-Suite Bathroom

14'9" x 4'3"

Fitted with a white three piece suite comprising panelled bath, low flush w/c and pedestal wash hand basin. Feature exposed original timber beams and window to the front.

Bedroom Two

11'10" x 11'2"

With window to the rear, feature fireplace, original exposed timber beams, wood paneling and two substantial built in cupboards.

Shower Room

5'7" x 4'11"

Fitted with a three piece suite comprising step in shower, low flush w/c and pedestal wash hand basin and window to the rear.

SECOND FLOOR

Bedroom Three/Loft/Hobbies Room

25'7" max x 22'8" max

With sloping ceilings and windows to the side and rear and two 'Skylight windows to the side, feature exposed timbers/beams. Door to:

Separate W/c

5'11" x 5'3"

Fitted with a low flush w/c and wash hand basin. With sloping ceilings.

Outside

To the rear is a small seating area/courtyard.

Details Prepared

PF/200120



Interested? Get in touch:

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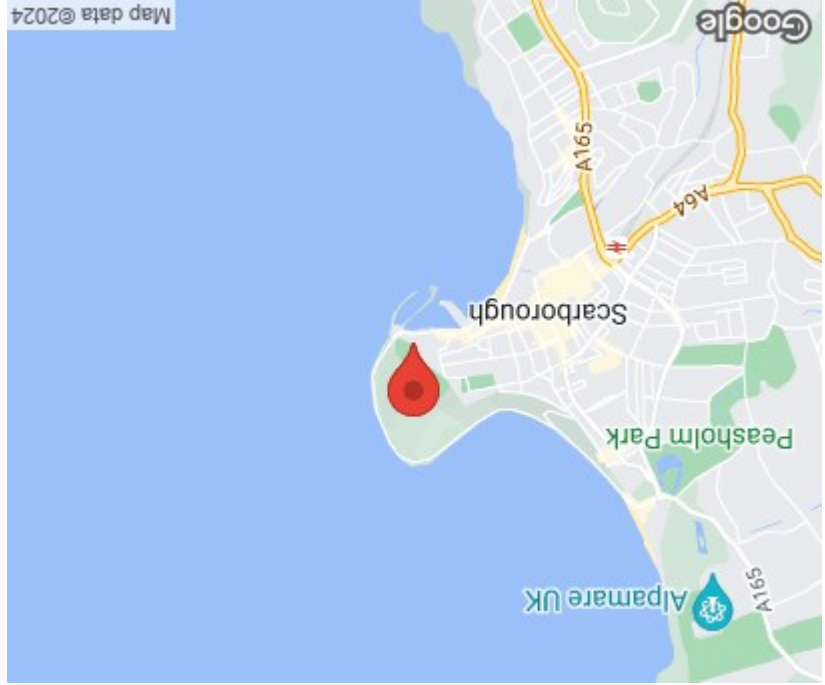
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

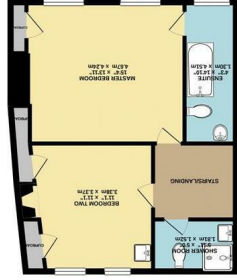


England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(A2 plus)
	(B1-91)
	(B)
	(C1-80)
	(C)
	(D1-68)
	(D)
	(E1-54)
	(E)
	(F1-38)
	(F)
	(G1-20)
	(G)
Not environmentally friendly - higher CO2 emissions	
Current	Potential

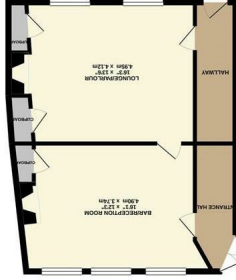
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(A2 plus)
	(A)
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	(E)
	(F1-38)
	(F)
	(G1-20)
	(G)
Not energy efficient - higher running costs	
Current	Potential



2ND FLOOR
 283 sq. ft. (26.6 sq. m.) approx.



1ST FLOOR
 547 sq. ft. (50.8 sq. m.) approx.



GROUND FLOOR
 547 sq. ft. (50.8 sq. m.) approx.



BASEMENT LEVEL
 422 sq. ft. (39.2 sq. m.) approx.

TOTAL FLOOR AREA: 1899 sq. ft. (176.4 sq. m.) approx.
 What every developer has done to make the accuracy of the figures contained here, measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any error. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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