



20 Station Road, Scalby, Scarborough, YO13 0PU

Price Guide £895,000

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Station Road, Scalby,

Price Guide £895,000

Occupying a highly desirable position within the ever popular village of SCALBY, this IMPOSING DETACHED FAMILY HOME is set on SUBSTANTIAL GROUNDS and provides DECEPTIVELY SPACIOUS MULTI-GENERATIONAL LIVING via FIVE BEDROOMS, THREE RECEPTION ROOMS, TWO CONSERVATORIES and EXTRAVAGANT LAWNED GARDENS featuring a ONE BEDROOM COACH HOUSE.

The property comprises in brief of a welcoming entrance vestibule with a built-in cloakroom, an entrance hall with stairs to the first floor and a door to a bay windowed sitting room with a further door to a light and airy conservatory, a generous bay windowed lounge with a feature fireplace and an opening to a bay windowed snug room with a door to the rear garden. From the entrance hall lies a further rear entrance vestibule, with a door to an additional sun room fitted with double patio doors to the rear garden, and an additional hall which provides access to a convenient utility room, a dining room with stairs to the first floor and a bay windowed study room. To the first floor of the property lies four spacious bay windowed double bedrooms, with an en-suite four piece bathroom to the master bedroom, a further double bedroom, a three piece suite house bathroom and a separate WC. Externally, the property is situated on extensive private grounds and is accessed from Station Road via two sets of metal gates and to the front of the property lies a gravelled frontage which provides off-street parking for numerous vehicles and is enclosed by hedged boundaries. To the rear of the property lies a substantial rear garden complete with a generous paved patio area, a range of mature planted aspects and a separate annexe/coach house which comprises on the ground floor of a garage with an electric up and over door and a workshop with stairs to the first floor. To the first floor lies a landing with doors to a master bedroom, a three piece suite house bathroom and a possible lounge with an opening to a kitchen.

- IMPOSING PERIOD DETACHED FIVE BEDROOM HOME
- SET ON EXTENSIVE GROUNDS WITH SUBSTANTIAL MATURE LAWNED GARDENS
- PROVIDES MODERN MULTI-GENERATIONAL LIVING VIA FIVE RECEPTION ROOMS
- WITH A ONE BEDROOM COACH HOUSE
- OFF-STREET PARKING
- SECLUDED POSITION WITHIN THE HIGHLY REGARDED SCALBY VILLAGE

Station Road lies within the enviable village of Scalby, a highly regarded and sought after residential location, in which properties of this nature and price are in high demand. This property affords good access to a wealth of amenities including a Doctor's surgery, supermarket, chemist, library and eating and drinking establishments. Situated nearby to a regular bus route, this property affords easy access to commuting to and from Scarborough Town Centre. This characterful property does retain many of its period features and does already benefit from UPVC double glazing and gas central heating. Early internal viewing cannot be recommended enough to fully appreciate this substantial multi-generational home has on offer.

If you wish to book a viewing or require further information please contact our friendly and experienced sales team at CPH on 01723352235 or visit our website www.cphproperty.co.uk.

ACCOMMODATION:

GROUND FLOOR



Entrance Vestibule
5'7" x 5'3"

Cloaks Room
5'7" x 4'3"

Entrance Hall
21'4" x 16'1" (max)

Sitting Room
17'1" (max) x 13'5"

Conservatory
18'1" (max) x 10'6" (max)

Lounge
19'0" (max) x 18'1"

Snug
10'10" x 9'6" (max)

Study
10'10" x 9'2"

Inner Hall
Fitted with a built-in storage cupboard
and doors to:

Diner
15'9" x 13'9"

Utility Room
9'2" x 7'10"

Breakfast Kitchen/Diner
19'8" (max) x 17'9"

Rear Entrance Vestibule
8'2" x 6'11"

Sun Room
19'4" x 8'6" (max)

FIRST FLOOR

Landing
Fitted with a built-in storage cupboard
and doors to:

WC

Bedroom One
19'8" (max) x 18'1"

En-suite to Master Bedroom
11'2" x 9'6"

Bedroom Two
(11'6" x 11'2") + (11'6" x 9'10" max)

Bedroom Three
19'8" (max) x 15'9"

Bedroom Four
17'5" (max) x 16'5" (max)

Bedroom Five
15'9" x 12'2"

Rear Stairs/Possible En-suite
15'9" x 5'3"

House Bathroom
12'2" x 7'10"

COACH HOUSE:

GROUND FLOOR

Garage
23'11" x 15'1"

Workshop
15'1" x 13'8"

FIRST FLOOR

Landing

Possible Lounge
17'1" x 16'0"

Kitchen

Bedroom
15'5" x 13'8"

Bathroom
6'7" x 5'6"

Gardens
The property itself occupies a substantial plot
benefiting from feature South facing rear
gardens complete with mature planted aspects.

OTHER:

Greenhouse
16'5" x 8'2"

Details Prepared/Ref
PFTL/271119 revised 24/10/22



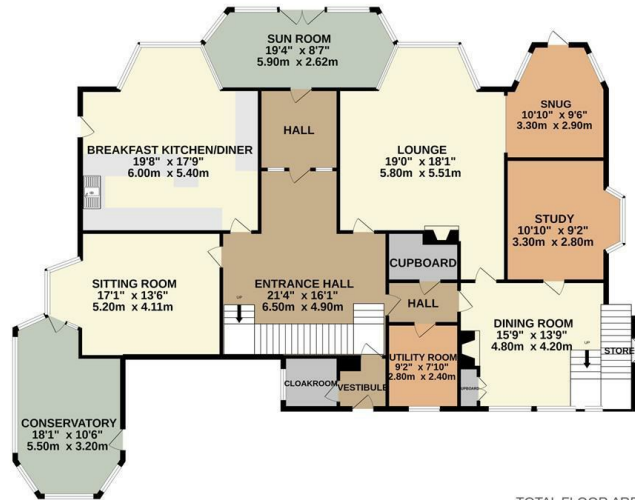
Set within extensive grounds is this imposing, five bedroom period detached home within the enviable village of Scalby.







MAIN HOUSE- GROUND FLOOR
2354 sq.ft. (218.7 sq.m.) approx.



MAIN HOUSE- 1ST FLOOR
1999 sq.ft. (185.7 sq.m.) approx.



TOTAL FLOOR AREA : 4353 sq.ft. (404.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			78
(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	



Interested? Get in touch today:

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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