



55 Pickering Road, West Ayton, Scarborough YO13 9JE  
Price Guide £550,000

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Collection  
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Set on a site of approximately 1.6 acres this characterful property and grounds could be of interest to developers, those looking to build a granny bungalow, camping/glamping or possible equestrian use for someone with a pony.

Introducing Belmont: A Spacious Four-Bedroom Detached Bungalow with Potential Development Opportunity.

Belmont is a substantial and charming double-bay fronted four-bedroom detached bungalow situated on an enviable 1.6-acre plot. The property boasts approximately 0.8 acres of landscaped gardens and an additional 0.8-acre paddock, providing a fantastic opportunity for various purposes. Located within the desirable area of West Ayton, the property offers easy access to a wide range of amenities and attractions.

#### Features & Potential

The property offers a south-facing substantial lawned and planted rear garden with stunning views of the Wolds over open fields, creating a tranquil and picturesque setting.

The current owners have approached the North York Moors National Park Authority, who confirmed that they would look favourably upon the development of a scheme of two further houses or the demolition of the current property and the erection of three new properties. Making it an enticing prospect for developers, with details available upon request.

Alternatively, there is potential to build a granny annexe or bungalow on the site. Potentially suitable for equestrian activities, subject to obtaining the necessary permissions.

#### The Bungalow

Though currently in need of modernisation, the existing bungalow offers ample space, character, and potential. The accommodation comprises:

- A generous entrance hall, leading to a loft room on the first floor with fantastic rear views.
- Four well-sized double bedrooms providing comfortable living spaces.
- Bathroom equipped with a four-piece suite
- Substantial 20' lounge/diner with a bay window that overlooks the rear garden and offers breathtaking views
- Kitchen/diner with a walk-in pantry cupboard
- Utility/boot room with a secondary entrance to the rear
- Separate w/c







## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

With entrance doors, windows to the rear and stairs to the first floor.

#### Lounge/Diner

20'11" max into bay x 12'9"

Double glazed bay window to the rear overlooking the rear garden with views to The Wolds. Two double glazed windows to the side, open fire, feature fireplace and door to:

#### Kitchen/Diner

12'9" x 12'1"

Fitted with wall and base units with work surfaces over, sink, electric oven and feature 'Aga' range cooker, plumbing for dishwasher, double glazed window to the front. Also, a substantial walk-in pantry cupboard with a window to the front.

#### Hall

With space for fridge/freezer and sliding doors to:

#### Utility/Boot Room

12'5" max x 11'1" max

With double glazed entrance door, window to the side, built in cupboard and door to:

#### Separate W/c

5'6" x 2'11"

Fitted with low flush w/c window to the front.

#### Bedroom One

15'8" max into bay x 13'1" max

Double glazed bay window to the rear with views overlooking the rear garden with views to The Wolds.

#### Bedroom Two

13'5" x 13'1"

Currently used as a sitting room, with dual aspect double glazed windows to the front and side and feature fireplace.

#### Bedroom Three

11'1" x 9'6"

With double glazed window to the front.

#### Bathroom

9'10" max x 9'6" max

Fitted with a white four piece suite comprising step in shower, paneled bath, low flush w/c and pedestal wash hand basin, two double glazed windows to the front. Also built-in understairs airing cupboard.

### FIRST FLOOR



Well located within the popular village of West Ayton to the West of Scarborough with a wealth of amenities nearby. The property also boasts spectacular open aspect view to The Wolds over open fields.



#### Bedroom Four

12'5" max x 12'1" max

Double glazed window to the rear with fantastic open aspect views over the rear garden and fields to The Wolds beyond.

#### EXTERNAL

The property is surrounded by mature lawned gardens with trees. To the front, side and rear of the property are lawned gardens with mature flower, tree and shrub borders. To the front and side of the property is a substantial gravelled garden and turning bay providing ample off-street parking for several vehicles. Within the rear garden is a vegetable plot and an array of mature trees. Beyond the rear garden in a fenced boundary is a 0.8 acre paddock. The rear garden is of a south-facing aspect and is very private with a secluded paved patio.

#### Utilities

The property benefits from some double glazing and is equipped with oil-fired central heating.

#### No Onward Chain

This fantastic opportunity is offered with no onward chain, making early viewing highly recommended. Opportunities like this are rare and don't stay on the market for long.

#### Development Opportunity

Belmont offers significant potential for development and various other uses, set on a generous 1.6-acre plot with stunning views of the Wolds. The property's size, character, and surroundings make it a truly unique opportunity. If you're seeking a project with endless possibilities or a serene and picturesque home.

The current vendors have approached the North York Moors National Park Authority, who confirmed that they would look favourably upon the development of a scheme of two further houses or the demolition of the current property and the erection of three new properties. Details are available upon request.

#### Council Tax and EPC

Council Tax - Band G

EPC Rating - Band G

#### Details Prepared/Ref:

ESR170723



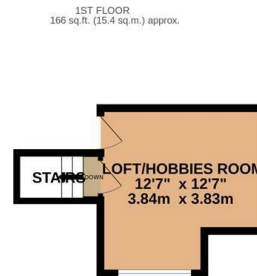






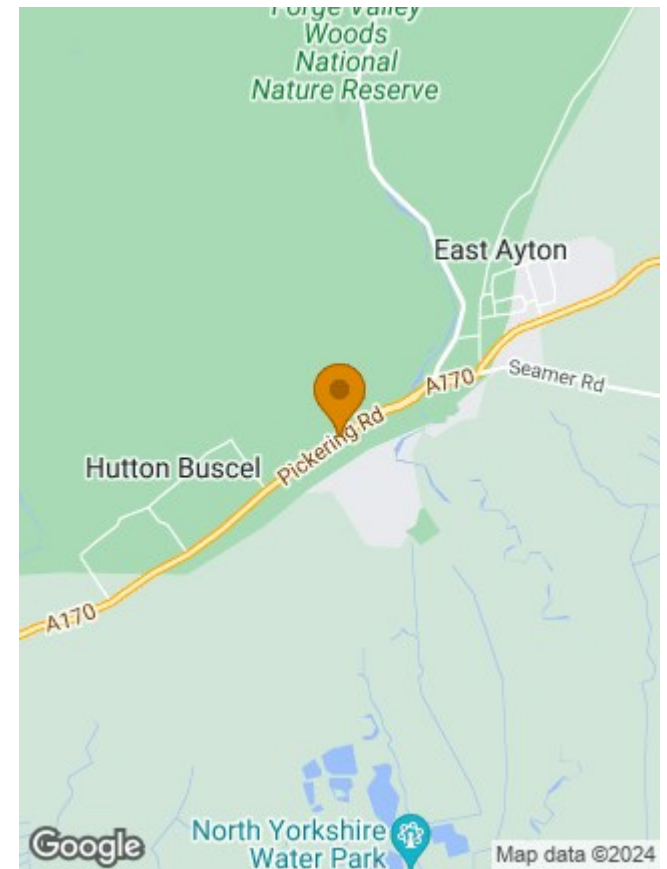






TOTAL FLOOR AREA: 1473 sq.ft. (136.8 sq.m.) approx.

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			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		19	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



Interested? Get in touch today:

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