



Folkton House Folkton, Scarborough, YO11 3UG

Guide Price £675,000

Prestige
Collection
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Folkton, Scarborough

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CPH are delighted to bring to market this IMPRESSIVE COUNTRY RESIDENCE which is set on the West wing of a FORMER RECTORY and occupies GENEROUS ENCLOSED GROUNDS extending to approximately HALF an ACRE. Benefitting from THREE BEDROOMS, an ENSUITE to the MASTER, a SUBSTANTIAL HOUSE BATHROOM, a hand built LUXURY KITCHEN, AMPLE OFF-STREET PARKING and GARAGE.

The accommodation has been well maintained throughout with LPG gas heating and hard wooden double glazing. The property briefly comprises of: the entrance porch leading to the main hallway with stairs to the first floor, the utility room, the generous lounge, the ground floor W/C, the hand built luxury kitchen/diner with double doors to the rear and a walk in pantry and the sitting room with a feature fireplace and folding doors leading to the conservatory. From the conservatory are double doors out to the rear gardens. In addition to the extensive ground floor accommodation lies a cellar which is divided into three spacious rooms (a gym, a wine cellar and a storage room). To the first floor lies the master bedroom with ensuite shower room, two further double bedrooms and a substantial house bathroom with stand alone bath, shower, sink basin and W/C. Externally, the front of the property benefits from an enclosed walled courtyard which provides ample off-street parking and access to the garage with studio room on the first floor. The rear of the property offers substantial enclosed gardens laid mainly to lawn, a flagged terrace and mature planting/trees.

The property is well located between the two idyllic villages of Folkton and Flixton, which affords excellent access to a public house/restaurant, transport links such as the A64 (York) and the A165 (Bridlington) as well as being only approximately 6 miles out of Scarborough itself and 5 miles from Filey. Located approximately 3 miles away is the popular village of Hunmanby. Many amenities can be found within Hunmanby including local shops, eateries and much more!

- Impressive Country Residence Set in Generous Grounds Extending to approx half an acre
- Three Bedrooms with Master Ensuite plus a Substantial House Bathroom
- Generous lounge and hand built luxury kitchen
- Long sweeping drive approach
- Immaculate presentation throughout, must be viewed
- Garage and parking area for numerous vehicles



ACCOMMODATION

GROUND FLOOR

Entrance Porch

Hallway

Utility Room
11'1" x 7'2"

Lounge
26'6" x 15'1"

W/C
3'7" x 6'6"

Kitchen
25'3" x 14'9"

Pantry
3'7" x 5'6"

Sitting Room
15'1" x 14'1"

Conservatory
12'9" x 9'10"

Garage with Studio Above
19'0" x 16'4"

FIRST FLOOR

Landing

Bedroom 1
15'1" x 14'1"

Ensuite
8'6" x 7'6"

Bedroom 2
15'1" x 11'5"

Bedroom 3
15'5" x 13'9"

Bathroom
11'9" x 11'5"

External

The front of the property benefits from an enclosed walled courtyard which provides ample off-street parking and access to the garage with studio room/home office on the first floor. The rear of the property offers substantial enclosed gardens laid mainly to lawn, a flagged terrace and mature planting/trees.

Details

Council Tax Banding - E

LCGV 11092023



An impressive countryside residence, set on generous enclosed grounds with three bedrooms with an ensuite to the master plus a substantial house bathroom.







GROUND FLOOR
1650 sq.ft. (153.2 sq.m.) approx.



1ST FLOOR
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA: 2609 sq.ft. (242.4 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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 42 | 74 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| 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 | |



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