



Old Inn Farm, Folkton, Scarborough, YO11 3UH

Auction Guide £650,000

Prestige
Collection
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Folkton, Scarborough

Auction Guide £650,000



- A GRADE II LISTED FOUR BEDROOM COTTAGE
- WITH A TWO BEDROOM ANNEXE
- IN GREAT DECORATIVE ORDER THROUGHOUT
- GENEROUS LIVING PROPORTIONS
- PARCEL OF LAND WITH PLANNING
- SET WITHIN THE IDYLIC VILLAGE OF FOLKTON
- FOR SALE BY MODERN METHOD OF AUCTION

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

A fantastic opportunity to acquire a GRADE II LISTED FIVE/SIX BEDROOM DWELLING (currently arranged as a THREE/FOUR BEDROOM COTTAGE and a TWO BEDROOM ANNEXE), GARDENS to the HOUSE/ANNEXE (approx 0.14 acres) and a PARCEL of LAND which totals approximately 0.27 acres. The land is GRADE II LISTED and holds variety of outbuildings with Planning Permission has been granted in July 2023 Decision number - 22/02027/FL

Scarborough Borough Council website and can be provided upon request alongside the plans. SPACIOUS MULTI-GENERATIONAL LIVING ARRANGEMENTS and DEVELOPMENT OPPORTUNITY.

The main cottage briefly comprises on the ground floor; entrance hallway with stairs to the first floor, a living room, a downstairs bedroom/dining room and a generous kitchen/diner with a built-in pantry and bi-folding doors to the rear gardens. Also to the ground floor (but separate from the property) lies a utility room and a separate WC. To the first floor of the property lies a landing with built-in storage, three bedrooms (one with an en-suite shower room) and a house bathroom.

The annexe is currently accessed via the main cottage but does also have separate entrances. The annexe briefly comprises; a living room, kitchen, utility, two double bedrooms and a shower room. The annexe could also be utilised as a cosy holiday let, providing an extra income for any prospective purchasers.

The property is well located in the secluded village of Folkton which affords excellent access to transport links such as the A64 (York) and the A165.



Auction:

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit, you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

ACCOMMODATION:

GROUND FLOOR:

MAIN HOUSE:

Entrance Hallway

14'9" x 2'11"

Lounge

14'9" x 11'9"

Downstairs Bedroom/Dining Room

12'5" max x 11'5"

Kitchen/Diner

29'10" x 12'9"

Utility

8'10" x 8'2"

WC

3'3" x 2'11"

ANNEXE:

Lounge

14'5" x 11'1"

Kitchen

10'5" x 7'10"

Bedroom One

14'9" x 14'5"

Bedroom Two

11'5" x 9'2"

Shower Room

7'10" x 5'6"

Utility and Rear Porch

11'5" x 7'10"

FIRST FLOOR:

MAIN HOUSE:

Landing

10'9" x 5'6"

Bedroom One

14'9" x 12'1" max



A GRADE II LISTED THREE/FOUR BEDROOM COTTAGE, a TWO BEDROOM ANNEXE and a PARCEL OF LAND with a variety of outbuildings and verbal (awaiting formal) planning permission to erect TWO BARN CONVERSIONS (1 x 3 bedroom and 1 x 4 bedroom).









TOTAL FLOOR AREA : 2153 sq.ft. (200.1 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			
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