



Old Inn Farm, Folkton, Scarborough, YO11 3UH

Price Guide £680,000

Prestige
Collection
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Folkton, Scarborough

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A fantastic opportunity to acquire a GRADE II LISTED FIVE/SIX BEDROOM DWELLING (currently arranged as a THREE/FOUR BEDROOM COTTAGE plus 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 has PLANNING PERMISSION (granted in July 2023 Decision number - 22/02027/FL) to erect a THREE/FOUR BEDROOM LOW ENERGY DWELLING and to convert/extend a GRADE II LISTED BARN STRUCTURE into a THREE BEDROOM BARN CONVERSION. Plans are available upon request.

Ideal for a variety of purposes including (but not limited to) MULTI-GENERATIONAL LIVING ARRANGEMENTS, a 'LIVE IN' INCOME STREAM or 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.

- 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



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

Bedroom Two
16'0" x 8'10"

En-suite to Bedroom Two
5'6" x 4'11"

Bedroom Three
12'9" x 6'10" max

Bathroom
9'10" x 4'7"

Details Prepared
TLPF/141022



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).



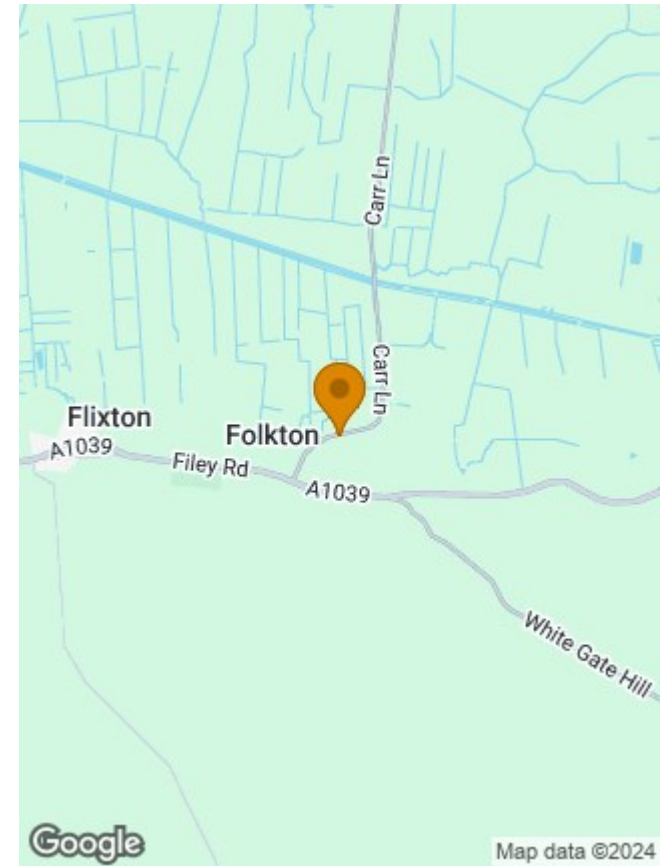






TOTAL FLOOR AREA : 2153 sq.ft. (200.1 sq.m.) approx.

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			
		71	39
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