



South Beck Cottage, Hackness Road, Scalby, Scarborough, YO13 0QY

Price Guide £1,000,000

Prestige
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Hackness Road, Scalby, Scarborough

Price Guide £1,000,000

SOUTH BECK COTTAGE is an IMPRESSIVE DETACHED RESIDENCE comprising a FOUR BEDROOM HOME and a ONE BEDROOM ANNEXE set within EXTENSIVE GROUNDS of LAWNED GARDENS and WOODLAND extending to approximately 0.75 ACRES. The property occupies peaceful landscape, set at the end of an EXCLUSIVE PRIVATE DRIVE within the SOUGHT AFTER VILLAGE of SCALBY, just on the edge of the NORTH YORK MOORS NATIONAL PARK.

Seldom found on the market in this location and condition, early internal viewing does come HIGHLY RECOMMENDED. The property has been subject to a complete restoration with meticulous care and offers underfloor heating to most of the ground floor and to all but one of the bathrooms on the first floor. The property also has cabling to install solar panels should a new owner wish to install this.

The ground floor living accommodation provides accessible living and with a ramp up to the main entrance door, suitable for wheelchair users. Entering the main living accommodation, you are welcomed into an extended grand reception hall clad with Cedar on the exterior. The hall has a bespoke sweeping staircase with decorative Iron balustrade leading to a galleried landing with feature windows across open gardens. From the ground floor entry hall there is access to a cloakroom, a downstairs shower room, a study room/fifth bedroom, a spacious lounge with multi fuel stove and feature fireplace, a sitting room with an 'Esse' log burner, a beautiful dining/living kitchen fitted with a bespoke contemporary kitchen with colourful units, lavish worktops and a central island with lantern skylight above. The bespoke fitted kitchen is equipped with a range of integrated appliances, feature floor to ceiling aluminium doors, access to a utility and rear porch area. To the living area of the kitchen there are vibrant furnishings and a multi fuel log burning cooking stove.

- IMPRESSIVE FOUR/FIVE BEDROOM DETACHED RESIDENCE
- WITH A ONE BEDROOM SELF-CONTAINED ANNEXE
- SET WITHIN GROUNDS OF APPROXIMATELY 0.75 ACRES
- SPACIOUS LIVING ARRANGEMENTS
- MATURE LAWNED GARDENS, AMPLE PARKING, GARAGE
- LOG CABIN AND TRADITIONAL YORKSHIRE BARN
- SOUGHT AFTER LOCATION WITHIN SCALBY VILLAGE

To the first floor of the main residence lies an imposing galleried landing where four generous bedrooms are located with the master bedroom benefitting from built-in wardrobes and a luxurious, fully tiled en suite bathroom with a walk in shower and dressing room. To the first floor there is also a further family bathroom suite and shower room.

The annexe is accessed via a separate entrance, to the left hand side of the main dwelling. To the ground floor of the annexe lies; an open plan living/dining/sun room space and an electric fire, kitchen fitted with a range of units and staircase leading to the first floor. To the first floor the accommodation provides a spacious bedroom and a bathroom suite.

The property is accessed via a private access road shared with properties of individual build. South Beck Cottage and Annexe benefit from a driveway which provides ample off-street parking. Externally, the property offers extensive gardens with mature lawns, shrubbery, a patio space (ideal for entertaining), a generously sized log cabin which could be used for a variety of purposes (7.0m x 4.5m), light and power, access to a garage and the annexe. The property does also have a traditional Yorkshire barn with open sides.

Occupying a highly sought after position within Scalby village the property offers excellent access to a wide range of facilities and amenities including the nearby Scalby bowls club and tennis courts, local store, popular public house, restaurant and cafe, Scarborough Rugby Club/Gym plus is also within proximity Scalby beck and the Old railway line ideal for walkers and dog owners plus is near a bus stop with regular bus service into town.

Early internal viewing is a MUST in order to fully appreciate the space, setting, location and finish on offer. To arrange a viewing, please contact our friendly and experienced team in the office on 01723 352235 or visit our website www.cphproperty.co.uk

ACCOMMODATION:

MAIN ACCOMMODATION:

GROUND FLOOR



Grand Entrance Hall
15'5" max x 8'10"
max

Sitting Room
15'8" x 10'9"

Lounge
21'7" max x 13'9"
max

Kitchen/Diner
26'6" max x 14'1"
max

Utility Room
9'2" max x 6'10" max

Walk-in Pantry
9'6" x 7'10"

Cloakroom
7'10" x 5'10"

Study/Downstairs
Bedroom
11'9" max x 11'9"

Shower Room
11'1" x 5'6" max

FIRST FLOOR

Galleried Landing
21'7" max x 16'8"
max

Master Bedroom
15'5" max x 13'5"
max

Wardrobes to the
Master Bedroom
8'6" max x 4'7" max

En-Suite Shower
Room to the Master
7'2" max x 6'6" max

Bedroom Two
14'5" x 9'6"

Bedroom Three
11'9" max x 9'6"

Bedroom Four/Study Room
9'10" x 9'2"

House Bathroom
8'6" max x 7'6" max

Shower Room
8'6" x 5'10" max

ANNEXE:

GROUND FLOOR

Entrance Hall
10'9" max x 9'10" max

Lounge
15'5" x 9'10"

Dining/Sun Room
10'9" x 9'10"

Kitchen
9'10" x 5'10"

FIRST FLOOR

Landing
10'9" max x 9'10" max

Bedroom
15'5" x 9'10"

Bathroom
5'10" x 5'10"

Details Prepared/Ref
TLPF/290923 ESR13266



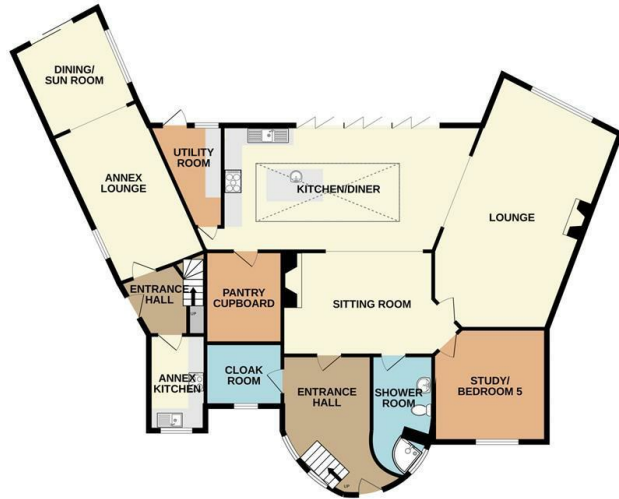
SOUTH BECK COTTAGE is an IMPRESSIVE DETACHED RESIDENCE currently arranged as a FOUR BEDROOM HOME plus attached ONE BEDROOM ANNEXE, ideal for multi-generation living or additional income potential. Set within grounds of approximately 0.75 ACRES of lawned GARDENS and WOODLAND. Located on the edge of the North Yorkshire Moors National Park.



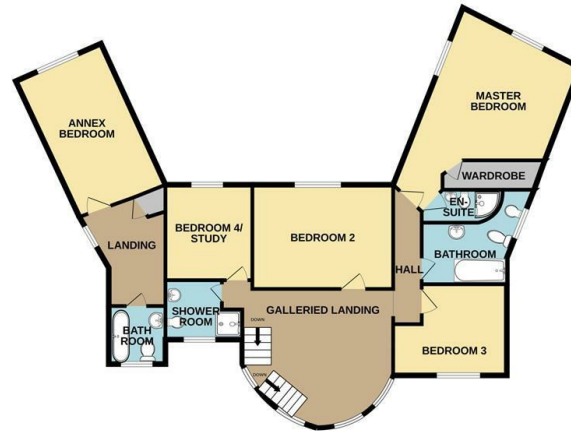




GROUND FLOOR
1720 sq.ft. (159.8 sq.m.) approx.

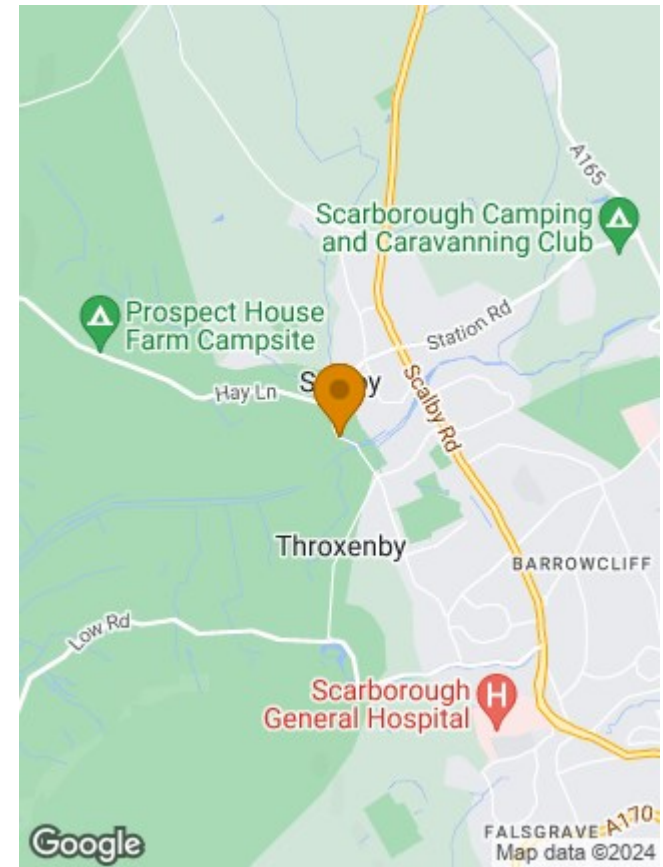


1ST FLOOR
1244 sq.ft. (115.6 sq.m.) approx.



TOTAL FLOOR AREA : 2964 sq.ft. (275.4 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	
62	75
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:

t. 01723 352235 e. sales@cphproperty.co.uk
19 St.Thomas Street, Scarborough YO11 1DY
www.cphproperty.co.uk

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