



126 Columbus Ravine, Scarborough YO12 7QZ
Price Guide £399,995

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



This SUBSTANTIAL 15 BEDROOM DETACHED FORMER GUESTHOUSE ON THE BEAUTIFUL NORTH SIDE OF SCARBOROUGH, CLOSE TO PEASHOLM PARK is offered to the market due to retirement after 48 years of ownership. DEVELOPMENT OPPORTUNITY FOR FLATS subject to planning. The property is Double Glazed with Gas Central heating throughout. The accommodation briefly comprises of Entrance Porch leading into reception area, residents lounge, bar room, dining room, fitted kitchen, store room, owners lounge, owners bedroom with en-suite, three further double bedrooms at the rear with en-suites. Stairs leading up to First floor with ten double bedrooms with en-suites. To the second floor are four further double bedrooms all with en-suites. Outside of the property is a large car park to the front and side with parking spaces for up to nine vehicles, access to both sides of the building with raised patio area to the rear and outside stairs to first floor. Internal viewing is highly recommended to fully appreciate the size and potential this property has to offer. Internal viewing is by appointment only and can be arranged via our friendly office team on 01723 352235.

ACCOMODATION

Entrance Porch
13'5" x 5'6"

Reception Room
10'5" x 8'6"

Lounge
24'11" x 13'5"

Dining Room
30'6" x 15'1" max

Kitchen
18'8" x 8'2"

Store Room
25'3" x 5'6"

Bar
21'3" x 8'6"

Private Lounge
19'8" x 13'1"

Private Bathroom
13'5" x 4'11"

Private Bedroom 1
13'1" x 9'2"

Private Bedroom 2
13'9" x 8'10"

Bedroom 13
11'5" x 8'10"

FIRST FLOOR

Bedroom 1
13'5" x 10'2"

Bedroom 2
20'4" x 10'5"

Bedroom 4
11'9" max x 13'5"

Bedroom 5
13'5" max x 7'10"





Bedroom 7
15'1" x 13'5"

Bedroom 7 (adjoining family room)
12'1" x 8'6"

Bedroom 16
11'1" x 9'2"

Bedroom 17
13'9" x 8'10"

Bedroom 18
10'9" x 8'10"

Bedroom 19
11'9" x 10'5"

Bedroom 20
12'9" x 11'9"

Boiler Room / Store
7'10" x 6'6"

SECOND FLOOR

Bedroom 8
12'5" x 12'5"

Bedroom 9
12'5" x 12'5"

Bedroom 10
12'5" x 12'5"

Bedroom 11
12'5" x 12'5"

EXTERNAL

Outside of the property is a large car park to the front and side with parking spaces for up to nine vehicles, access to both sides of the building with raised patio area to the rear and outside stairs to first floor.

COUNCIL TAX BAND
BAND A

DETAILS PREPARED
180523/SP/GV



Interested? Get in touch:

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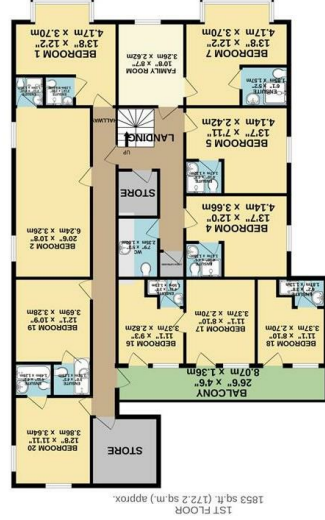
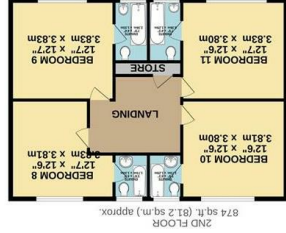
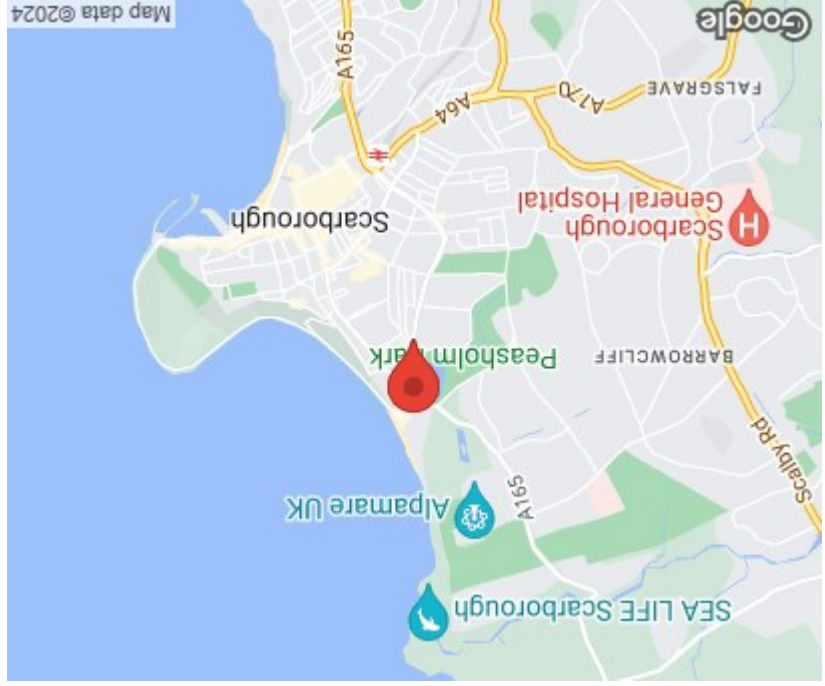
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any 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



| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | (92 plus) A |
| | (81-91) B |
| | (69-80) C |
| | (55-68) D |
| | (39-54) E |
| | (21-38) F |
| Not energy efficient - higher running costs | (1-20) G |
| Current | Potential |

| England & Wales | |
|---|-------------|
| EU Directive 2002/91/EC | |
| 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 |
| Not environmentally friendly - higher CO ₂ emissions | (1-20) G |
| Current | Potential |



TOTAL FLOOR AREA: 4835 sq ft (449.2 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 or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service systems have not been tested and no guarantee is given.