



Silpho Brow Farm East, Silpho, Scarborough YO13 0JP

Guide Price £695,000

CDU
Prestige
Collection
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- BEAUTIFULLY PRESENTED FOUR BEDROOM BARN CONVERSION
- OPEN PLAN KITCHEN/ DINER/ LIVING WITH SEPARATE SITTING ROOM
- GENEROUS MASTER SUITE WITH DRESSING AREA AND ENSUITE
- SET IN APPROX 1.79 ACRES INCLUDING PADDOCKS WITH POTENTIAL FOR EQUESTRIAN FACILITY (SUBJECT TO PLANNING)
- BEAUTIFULLY LOCATED IN THE NORTH YORKSHIRE NATIONAL PARK WITH FAR REACHING SEA VIEWS.
- VIEWING STRICTLY BY APPOINTMENT ONLY

+++ CPH are proud to offer to the market this lovely barn conversion creating an attractive family home and flexible accommodation, ideal for equestrian use, in a beautiful rural setting with stunning views to the coast and an excellent local network of bridleways.+++
The accommodation is immaculately presented and comprises of a 32 ft living/Kitchen/Dining open to roof apex with king post trusses, There is also the benefit of a log burner which was installed by the current vendors, further sitting room with log burner, utility, cloaks, office/bedroom 5, master bedroom suite with dressing area and en-suite bathroom with freestanding bath and a generous separate walk in shower, 3 further bedrooms and family bathroom. 2 integral garages, substantial outbuilding used as a workshop and for vehicle storage and fully fenced paddocks. Potential for extension given necessary consents. 1.79 acres in total.

The property stands on an elevated site about 3 miles from the coast, north-west of Scarborough. The surrounding National Park countryside is beautiful rolling hills interspersed with woodland and attractive villages. With lush grass paddocks, a long stone terrace facing the easterly view and a neat, sheltered inner court. Whilst completely rural, the property has quick access to Scarborough (about 6 miles) and good road links to Malton, York (about 40 miles) and further afield.
The property would provide fantastic accommodation for an extended family or there is the scope for home working. There is also the potential to extend the current accommodation into the adjoining garages, subject to the necessary consents.

Viewing is highly recommended to appreciate the property and location on offer and is by appointment only with Sole agents CPH.
Call 01723 352235 to speak to our friendly team.



Accommodation

Kitchen/ Dining/ Lounge

Open plan
32'9" x 15'1"

Sitting Room

15'1" x 13'9"

Master Bedroom

20'8" x 18'8"

Master Bedroom Ensuite

11'9" x 7'10"

Bedroom One

9'10" x 8'6"

Bedroom Two

9'10" x 8'6"

Bedroom Three

13'5" x 12'9"

Bathroom

7'10" x 6'2"

Utility Room/ Inner Hall

16'4" x 7'6"

Office/ Craft room

16'0" x 12'5"

Located above the Utility Room

Barn/ Workshop/ Vehicle Storage

18'8" x 29'2"

A great versatile space,
Located in close proximity to
the main property

Outside

The property occupies a generous site of about 1.79 acres . A long driveway leads from the adopted lane with a small copse of trees to the right hand side and grass paddock opposite. The drive leads to the Northside of the house where there is an area of concrete hardstanding for several vehicles in front of the two integral garages which have just benefitted from new doors. These measure approximately 5.4m x 4m (17'9 x 13'1) and 5.4m x 2.8m (17'9 x 9'2) each with twin timber doors.

The grass paddocks continue on the north side of the house and lead around to the east. There is the Barn, approx 5.7m x 8.9m (18'8 x 29'2) utilised as a workshop and vehicle storage. On the north side of the building is a substantial concrete pad, which could accommodate stables, given the necessary consents. A broad stone flagged terrace runs along the east elevation of the house, taking in the magnificent view towards the coast.

Details Prepared By/ Date

GV 10/04/24

Directions

The property is approached either from Silpho village or from the Scalby to Harwood Dale road, as show on the attached road map. The property is known as Silpho Brow Farm East indicated by the red rectangle. Access is from the north-west, past Surgate Brow Farm.

Useful Information

Services

Mains water and electricity. Oil central heating from a twin-boiler system. Private drainage system.

Planning

North York Moors National Park Authority

The Old Vicarage

Bondgate

Helmsley

York YO62 5BP

t 01439 770657

EPC AND Council Tax

EPC RATING D

TAX BAND - E



A lovely barn conversion creating an attractive family home and flexible accommodation, ideal for equestrian

use, in a beautiful rural setting with stunning views to the coast and an excellent local network of bridleways.







GROUND FLOOR
2500 sq.ft. (232.3 sq.m.) approx.



TOTAL FLOOR AREA: 2500 sq.ft. (232.3 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	68	68

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