

Silpho Brow Farm East, Silpho, Scarborough YO13 0JP





- 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 x13'1) 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



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





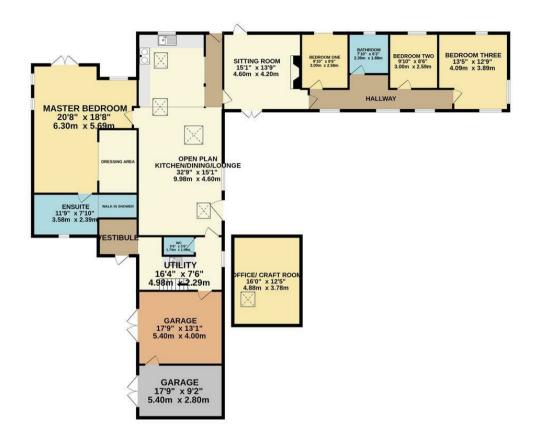








GROUND FLOOR 2500 sq.ft. (232.3 sq.m.) approx.



TOTAL FLOOR AREA: 2500 sq.ft. (232.3 sq.m.) approx. thempt has been made to ensure the accuracy of the floorplan contained here, measurement dows, rooms and any other items are approximate and no responsibility is taken for any error, mis-statement. This plan is for illustrative purposes only and should be used as such by any chaser. The services, systems and appliances shown have not been tested and no guarante







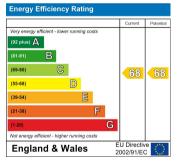


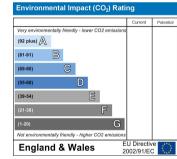












Interested? Get in touch today:

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