



Sycarham Lodge, Hood Lane, Cloughton, Scarborough,  
Price Guide £795,000





- CHARMING STONE-BUILT DETACHED COTTAGE WITH A SELF-CONTAINED ANNEXE
- SET WITHIN GROUNDS OF APPROXIMATELY HALF AN ACRE
- VERSATILE LIVING ARRANGEMENTS - IDEAL MULTI-GENERATIONAL LIVING OR ADDITIONAL INCOME STREAM
- FANTASTIC COUNTRYSIDE VIEWS TO THE COASTLINE AND SEA
- AMPLE PARKING AND DOUBLE GARAGE/WORKSHOP
- SET WITHIN THE NORTH YORK MOORS NATIONAL PARK
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Enjoying a beautiful coastal location within the North York Moors National Park, Sycarham Lodge is a well executed barn conversion offering spacious and extremely versatile accommodation including a self-contained annexe, ideal for multi-generational living, working from home or even as an additional source of rental income.

Nestled discretely between the Cleveland Way Coastal Path and the Cinder Track (the old railway line linking Scarborough and Whitby) this property will appeal to active nature lovers able to appreciate the extensive walking and cycling opportunities direct from the door and the abundance of local wildlife.

Set in approximately half an acre with sea views, benefitting from a private drive, large parking area and double garage with workshop area, this property offers an extremely versatile and desirable country living experience. This property is available with no onward chain.



#### SERVICES

Oil fired central heating is provided by two modern condensing boilers, at the rear of the property. Drainage is to a private sewage treatment plant. Mains water and electricity is connected. There is a coal bunker for the solid fuel burner in the living room and connections for the calor gas canisters used by the range cooker. The property benefits from full wood effect UPVC double glazing and the roof voids are well insulated.

#### OUTSIDE

The gardens extend to approximately 1/2 an acre including lawns, mature borders and a small wooded area. A private gated drive leads to a large parking area and a double garage, with separate workshop area.





Accommodation comprises

MAIN HOUSE:

GROUND FLOOR

Entrance Hallway  
16'8" max x 12'5" max  
**Staircase off.**

Cloakroom  
**Plumbed for washing machine and dryer.**

WC/WHB  
6'2" x 5'10"  
**Half tiled walls and shaver socket.**

Family Room  
20'0" x 15'1"  
**With open fire.**

Living Room  
22'11" max x 14'9"  
**Coal/log burning stove, traditional alcove cupboard and large picture windows looking on to the front lawn.**

Dining Kitchen  
16'0" x 14'5"  
**Craftsman built base and wall units with black granite worktop and recessed stainless steel sink. Electric/Calor gas range cooker/oven, dishwasher and access to the annexe.**

FIRST FLOOR

Landing  
12'5" max x 11'9" max  
**3 storage cupboards.**

Master Bedroom  
15'5" x 12'5" max into wardrobes  
**'His and hers' fitted wardrobes.**

En-suite to the Master Bedroom  
15'5" x 10'2" max  
**Bath, 'walk in' shower, WC, WHB, full floor to ceiling tiling, craftsman built cupboards and shaver socket.**

Bedroom Two  
15'5" x 10'2"  
**Craftsman built wardrobes.**

Bedroom Three  
9'6" x 8'2"

House Bathroom  
8'10" x 6'6"  
**Bath with shower over, WC, WHB and tiled walls.**

ANNEXE:

GROUND FLOOR

Lobby  
**Craftsman built cupboards/wardrobe.**

Living Room  
22'11" max x 9'10" max  
**Large floor to ceiling window, split barn door and staircase to upper floor.**

Bedroom Four  
9'10" x 6'2"  
**Double doors from living room.**

Shower Room  
6'6" x 5'10"  
**WC, WHB and electric shower cubicle.**

Kitchen  
16'0" max x 6'6" max  
**Good range of wall and base units with recessed stainless steel sink, plumbing for dishwasher and washing machine/dryer.**

FIRST FLOOR

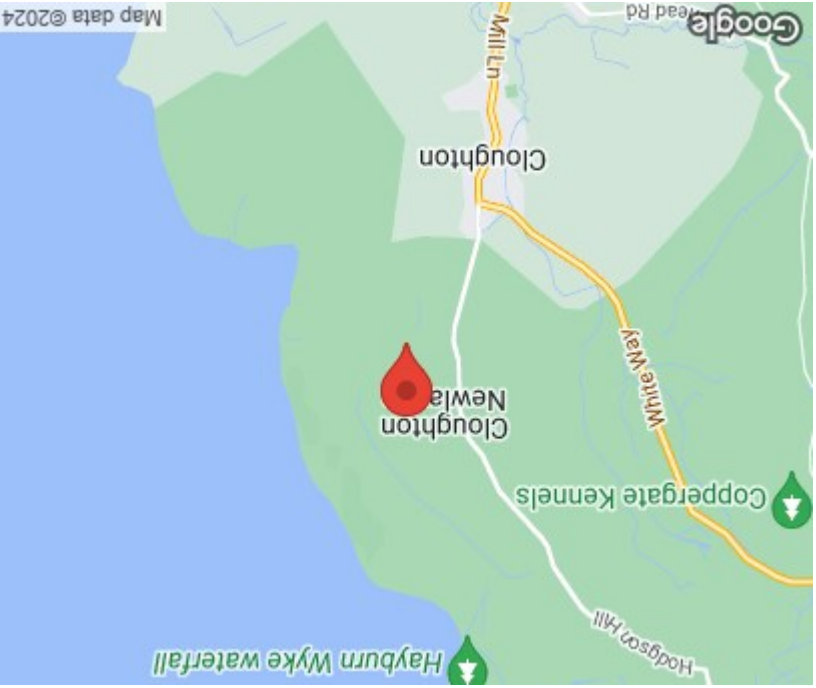
Study/Occasional Bedroom  
11'9" x 9'6" max  
**Fitted storage cupboards and access to large boarded loft area.**

OTHER:

Double Garage and Workshop Area

Details Prepared  
TLPF190424





Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
Current	
Potential	

Energy Efficiency Rating	
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	
Current	48
Potential	82



GROUND FLOOR (160.9 sq.m.) approx.



1ST FLOOR (86.5 sq.m.) approx.

TOTAL FLOOR AREA : 263 sq.ft. (247.4 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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CPH Property Services  
19 St.Thomas Street, Scarborough YO11 1DY  
e.sales@cphproperty.co.uk | cphproperty.co.uk

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