



School House , Harwood Dale, Scarborough YO13 0LA

Offers In Excess Of £325,000

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STONE BUILT FORMER SCHOOL HOUSE, Situated in an IDYLIC RURAL POSITION within the North York Moors National Parks, The School House lies in the HEART OF HARWOOD DALE and is an interesting residential property, SET ON A GENEROUS PLOT of approximately a fifth of an acre

+++ CPH ARE DELIGHTED TO OFFER TO THE OPEN MARKET FOR THE FIRST TIME IN OVER 20 YEARS, THIS STONE BUILT FORMER SCHOOL HOUSE, Situated in an IDYLIC RURAL POSITION within the North York Moors National Parks, The School House lies in the HEART OF HARWOOD DALE and is an interesting residential property, SET ON A GENEROUS PLOT of approximately a fifth of an acre or thereabouts. COZY LOUNGE, DINING KITCHEN AND OFFICE, TWO BEDROOMS PLUS DRESSING ROOM, BATHROOM AND SHOWER ROOM, OFFERED WITH VACANT POSSESSION AND NO ONWARD CHAIN. +++

The property was formerly the village school house which has lovely charm and character. The property is semi-detached and is stone built and offers breathtaking views and with scope for modernisation and upgrading or extending subject to the necessary consents. Alongside the house lies traditional stone outbuilding with development potential to integrate into the main accommodation.

The property occupies a most delightful rural setting with views over the Harwood Dale countryside which supports a variety of wildlife.

The accommodation comprises in brief of an entrance porch which leads into the sun room located at the rear of the property and overlooking the generous garden. Double doors lead into the main house where you are presented with a dining kitchen with exposed beams and lots of character. From here a door leads into the lounge to the left with a staircase to the first floor straight ahead. The lounge again with exposed beams and a really cozy feel. At the front side of the kitchen there is a door into a convenient downstairs shower room and further door into the office/library area. To the first floor is a landing with doors off to all rooms. Bedroom one and two are both double rooms and are located to the rear of the property offering some picturesque views. There is also a bathroom on this floor in addition to a dressing room.

Outside the property is a driveway from the front offering off street parking. A stone outbuilding is attached to the side of the property on the left elevation which provides storage and houses the oil tank. This building may be able to be converted to provide further accommodation subject to the necessary checks. To the rear of the property is a generous paved patio area, ideal for enjoying the sun when entertaining and peacefully enjoying the views on offer. There are stone built planters and some mature trees. The property is surrounded by hedge boundaries and features a generous lawn area which runs down to the boundary edges. The views from here are simply breathtaking. The property benefits from being mostly double glazed and has oil fired heating.

The property is located in a rural position within the dispersed community that is Harwood Dale, situated between Whitby and Scarborough on the east side of the moors. Harwood Dale has a church and restaurant, but other local amenities available including; shops, schools and doctor's surgery etc lie in the villages of Cloughton and Burniston, nearby.

The town of Scarborough is readily accessible with all the usual shops and services and the traditional sea port of Whitby is also just up the road too, popular with tourists and locals alike. The area is surrounded by the glorious scenery of the North York Moors National Park. The A64 provides access to York, Leeds and the south. The train station at Scarborough has frequent direct links to York, Leeds and Hull.

The historic City of York is situated approximately 40 miles away with mainline trains available to Kings Cross, London and Edinburgh in less than 2 hours.

Viewing comes highly recommended and is strictly by appointment only. Call our friendly team on 01723 352235 or visit. www.cphproperty.co.uk.



- Beautiful Stone built Former School House located in Idyllic Harwood Dale.
- Lounge, Dining Kitchen, Office, Sunroom.
- Two bedrooms, Dressing room, Bathroom and shower room.
- Set on a generous plot of approximately a fifth of an acre with far reaching Countryside views.
- Stone outbuilding, Off street parking.
- Mainly Double glazed and Oil fired Heating plus Log Burner.
- Offered with Vacant possession and No Onward Chain. Ideal as main home or a second home.

Accommodation	Dressing room 9'10" x 5'10"
Ground Floor	Dressing room (or other uses) with fitted wardrobes.
Entrance porch (access at rear) 7'10" x 2'11"	Outside To the front of the property is a garden area laid mainly to lawn with wall and hedge boundary to the left and mature tree. A block paved driveway to the side provides ample off street parking.
Door into Sun room	To the side of the property and attached to the main house is a stone built outbuilding which (MEASURES 4.4 X 1.9) access via timber door and houses the Oil Tank.
Sun Room 20'8" x 7'10"	To the rear of the property is a large Paved patio area with Stone planters, Hedge Boundaries and Generous garden area laid mainly to lawn. From here panoramic views over the countryside can be enjoyed.
With windows providing breathtaking views to the rear. Doors into the Dining Kitchen.	There is One adjoining neighbouring property. PLEASE NOTE. Puchasers should make their own enquiries with regard to the land measurement as these are only approximate.
Dining Kitchen 17'0" x 13'1"	Tenure, Council Tax and EPC information We are informed that the property is Freehold. The Council Tax BAND is - D, The EPC RATING IS E
Duel aspect, with feature exposed roof beams. Space for dining, Doors off to Lounge, Office and Shower Room. Staircase to first floor. Cupboard under the stairs.	Disclaimer: The sellers are acting as Attorneys for the owner and have no detailed personal knowledge of the property. The purchasers must rely entirely on their own inspection and enquiries for any information on which they act.
Lounge 13'5" x 11'5"	
With Log burner, Delph rack and feature beamwork.	
Office 9'6" x 4'11"	
With shelving. An ideal space for those wishing to work from home.	
Shower Room (ground floor) 7'10" x 4'7"	
Shower cubicle, WC and hand wash basin.	
First Floor Landing 10'9" x 6'2" max	
Doors off to Bedrooms, Dressing room and Bathroom.	
Bedroom One 13'1" x 10'9"	
Double bedroom with Window overlooking the rear with breathtaking views.	
Bedroom Two 11'1" x 9'2"	
Double room with built in cupboard and window to the rear providing breathtaking views.	
Bathroom 6'6" x 5'10"	
With Bath tub, hand wash basin, Bidet and WC. Part tiled walls.	



The property occupies a most delightful rural setting with views over the Harwood Dale countryside which supports a variety of wildlife. This Characterful dwelling will make someone the most wonderful home.



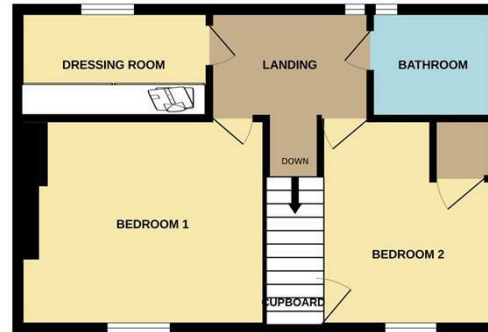




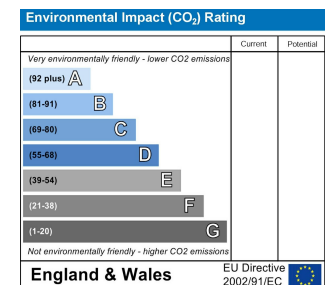
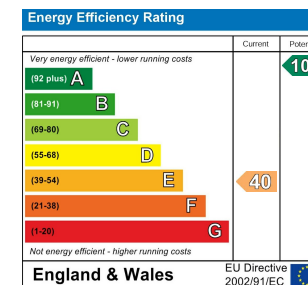
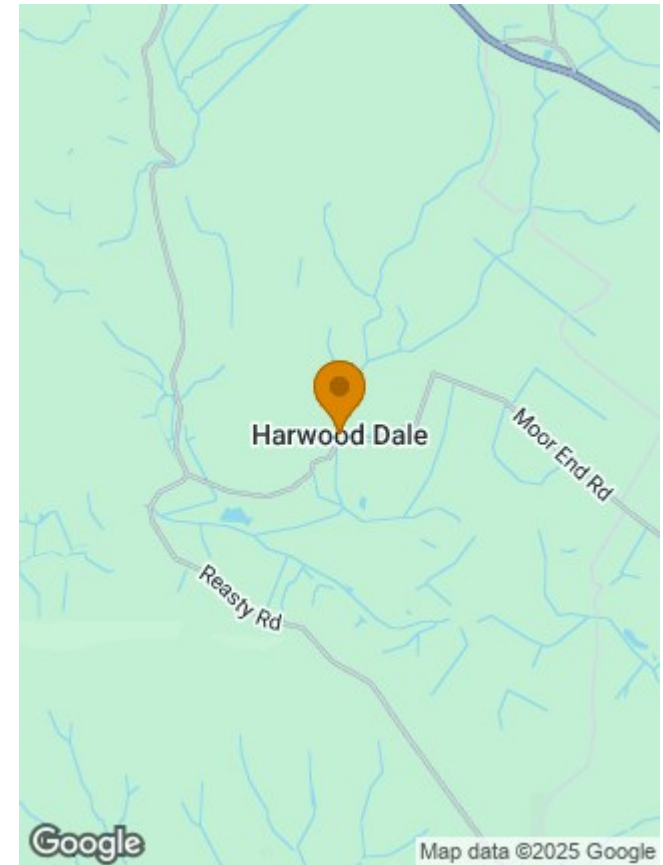
GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1112 sq.ft. (103.3 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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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