



Quarry Farm, Station View, Crossgates, Scarborough, YO12 4LX
Price Guide £600,000

Prestige
Collection
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Station View, Crossgates, Scarborough

Price Guide £600,000



CPH are delighted to be presenting to the market this IMPOSING, FIVE BEDROOM FORMER FARM HOUSE which provides GENEROUS LIVING PROPORTIONS with a STUNNING BREAKFAST KITCHEN/DINER, UTILITY ROOM and DOWNSTAIRS WC, an EN-SUITE SHOWER ROOM and DRESSING ROOM to the MASTER, TWO GARAGES (one being 14 METERS and ideal for a MULTITUDE OF USES including a HOME GYM/OFFICE), AMPLE PARKING, COURTYARD GARDENS and WELL-MAINTAINED LAWNED GARDENS. The property is nestled within the sought area of CROSSGATES with GREAT, OPEN ASPECT VIEWS to the WOLDS!

The substantial living accommodation comprises in brief on the ground floor of; an entrance porch open into the a spacious lounge/dining room with feature fireplace, exposed wooden beams and barn style doors. A door from the lounge leads into a stunning, breakfast kitchen/dining room which is fitted with a range of modern wall and base units, an AGA Range Cooker, a centre island which houses an integrated wine cooler and Victorian style 'Belfast' sink. To the rear of the kitchen lies a snug area with a skylight above and double doors out to the courtyard gardens. Also to the ground floor lies a utility room and a downstairs WC. From the kitchen lies stairs up to the first floor. On the first floor there are five bedrooms, with an en-suite shower room and dressing area and wardrobe space to the master bedroom plus a family bathroom complete with a three-piece suite including a roll top bath.

Externally, the property is set within generous grounds, with lawned gardens to the front aspect with a range of trees, plants and shrubbery and to the rear lies a courtyard area to the rear, accessed via the French doors in the kitchen, which offers a raised decking area and a log store, perfect for al-fresco dining. The property also has the addition benefit of ample off-street parking and two garages - one being 14 meters and ideal for a variety of purposes (home gym, office, studio etc).

- IMPRESSIVE DETACHED FORMER FARM HOUSE
- FIVE BEDROOMS WITH EN-SUITE & DRESSING ROOM TO THE MASTER
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- AMPLE PARKING & TWO GARAGES
- WELL-MAINTAINED LAWNED/COURTYARD GARDENS
- SET WITHIN THE CROSSGATES AREA OF SCARBOROUGH
- OPEN ASPECT VIEWS TO THE WOLDS
- EARLY INTERNAL VIEWING IS TRULY A MUST

Being located within the popular Crossgates area of Scarborough, this property affords excellent access to a wealth of amenities including a Public House', eating and drinking establishments, a supermarket and a gym. Additionally, this property is situated within close proximity to Seamer Train Station and a regular bus route, providing easy commuting to and from a range of locations. Further amenities can be found in Scarborough, Filey and beyond.



ACCOMMODATION:

GROUND FLOOR

Entrance Porch

8'2" x 6'10"

Lounge/Dining

Room

24'3" max x 12'1"

Breakfast

Kitchen/Diner

27'2" max x 16'4"
max

Utility Room

9'6" x 8'2"

Downstairs WC

3'11" x 3'3"

FIRST FLOOR

Landing

11'9" x 5'10"

Master Bedroom

27'6" max x 14'9"
max

Dressing Room to
the Master Bedroom

17'0" x 7'2"

En-suite Shower

Room to the Master

Bedroom

8'2" x 7'2"

Bedroom Two

12'1" max x 12'1"

Bedroom Three

12'1" max x 12'1" max

Bedroom Four

9'10" x 5'6"

Bedroom

Five/Study/Home Office

7'10" x 7'10"

OTHER:

Garage 1

47'10" max x 18'0" max

Garage 2

(14'5" max x 25'7" max)
x (6'2" max x 5'10"
max)

Details Prepared

TLPF/121023



An IMPOSING, FIVE BEDROOM FORMER FARM HOUSE which provides GENEROUS LIVING PROPORTIONS and is set within the sought after CROSSGATES area of Scarborough.







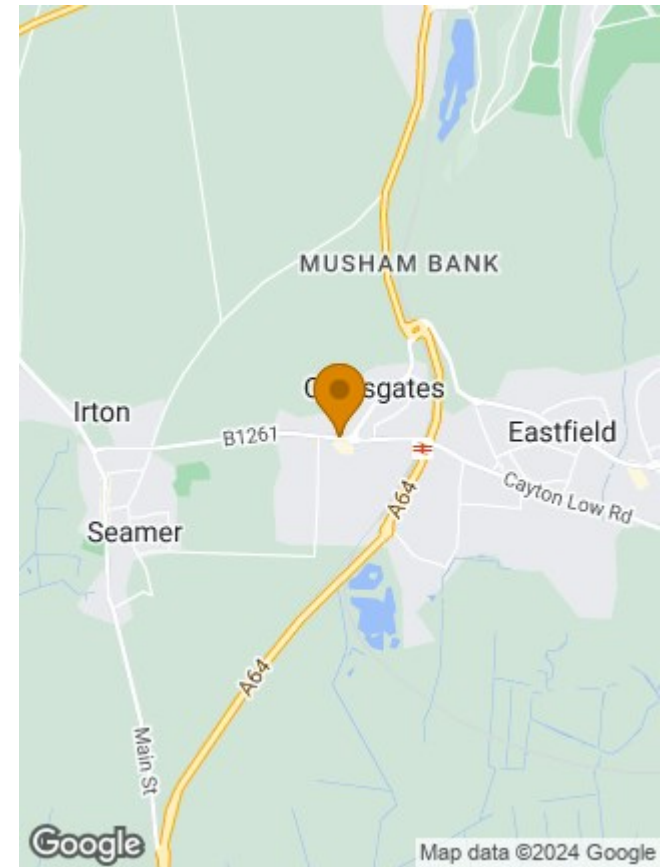
GROUND FLOOR
1861 sq.ft. (172.9 sq.m.) approx.



1ST FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 2916 sq.ft. (270.9 sq.m.) approx.



Energy Efficiency Rating	
	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	
Current: 65	Potential: 76
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
Current: 65	Potential: 76
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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