



Old Primary School , Staintondale, Scarborough YO13 0EL

Price Guide £450,000

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# The Old Primary School, Staintondale, Scarborough

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THE OLD PRIMARY SCHOOL is a Stone built well presented THREE BEDROOM DETACHED property with FEATURE ARCHED GABLE. Occupying an elevated position within the village of STAINTONDALE with panoramic OPEN ASPECT VIEWS over the NORTH YORK MOORS AND TO THE SEA

+++THE OLD PRIMARY SCHOOL is a Stone built well presented THREE BEDROOM DETACHED property with FEATURE ARCHED GABLE. Occupying an elevated position within the village of STAINTONDALE with panoramic OPEN ASPECT VIEWS over the NORTH YORK MOORS AND TO THE SEA which is set within low maintenance gardens AMPLE OFF-STREET PARKING, and is offered to the market with NO ONWARD CHAIN. Built Circa 1932 and extended in 1864, this impressive property is built of Coursed Stone main walls surmounted by a ridged blue slate roof. The Village school closed in circa 1975 and the property was then sold in 1984 and has been in the same ownership ever since.+++

The property occupies an enviable secluded countryside setting with fantastic, far reaching, open aspect views over open fields to both the front and rear. The upstairs windows provide fantastic panoramic views over open fields as well as distant sea views. The property itself is also surrounded with Low maintenance grounds benefitting from Indian stone Courtyard and gravelled patio areas and planted borders. There is a hardstanding gravelled area to the right providing access.

The well appointed accommodation briefly comprises entrance porch, generous lounge with dual aspect feature arched windows and log burner, kitchen/diner with further door leading to a utility/ WC and rear entrance. To the first floor you are greeted by a breathtaking galleried and beamed Landing with doors off to all rooms. A master bedroom with beautiful exposed beams along with two further double bedrooms also with exposed Beam work. A house bathroom can is also located on this floor serving three bedrooms. 'In our opinion' the property is also well presented throughout with tasteful decoration. The property also benefits from LPG central heating via a condensing Boiler installed in 2023. Located within the highly desirable village of Staintondale, the property offers panoramic open aspect views across the countryside and breathtaking countryside walks (ideal for those with dogs). The property provides great transport links via the A171, where further amenities lie at Scarborough (approximately 8 miles) and Whitby (approximately 12.6 miles).

Internal viewing for this property really cannot be recommended highly enough to fully appreciate the space, setting, presentation and fantastic views on offer. Call our friendly team today on 01723 352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk)



- Detached, Beautiful Stone Built Former Primary School of Staintondale
- Packed with Character and charm
- Spacious Lounge with Log burner
- Dining Kitchen
- Three double bedrooms with exposed beam work
- Far reaching Sea and open aspect views
- Off street parking and low maintenance Grounds
- Offered with No onward Chain

|                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accommodation                                                                                                                                                           | Stone Built Store/ outbuilding                                                                                                                                                                                                                                                                                                                                                     |
| Ground Floor                                                                                                                                                            | Tenure                                                                                                                                                                                                                                                                                                                                                                             |
| Porch<br>5'10" x 5'10"                                                                                                                                                  | We are informed by Our vendors that the property is Freehold. The hardstanding area is currently Held on a leasehold agreement 100 years effective since 1984 with an annual sum payable of £1 to the Parish council.                                                                                                                                                              |
| Lounge<br>26'2" x 17'8"                                                                                                                                                 | See plan image - the Freehold land is shown red whilst the Leasehold land shown edged blue.(see online listing)                                                                                                                                                                                                                                                                    |
| Dining Kitchen<br>16'4" x 17'4"                                                                                                                                         | Council Tax and EPC                                                                                                                                                                                                                                                                                                                                                                |
| Utility Room/ WC<br>7'10" x 6'10"                                                                                                                                       | North Yorkshire Council Tax Band - EPC Rating - tbc (in progress)                                                                                                                                                                                                                                                                                                                  |
| Rear lobby and rear entrance<br>4'3" x 4'11"                                                                                                                            | Directions                                                                                                                                                                                                                                                                                                                                                                         |
| First Floor                                                                                                                                                             | Leave the centre of Scarborough via the A171 Whitby Rd and at Cloughton bear right towards Staintondale and Ravenscar, From this junction carry on for approximately 3 miles and the Old Primary School will be seen on the left hand side approaching the village, The is a red telephone box opposite for reference. Vehicles may pull into the hard standing area for viewings. |
| First floor galleried Landing<br>11'5" x 9'10"                                                                                                                          | Services                                                                                                                                                                                                                                                                                                                                                                           |
| Master Bedroom<br>18'0" x 17'8"                                                                                                                                         | Mains water and Electricity supplies. No Mains drainage. Septic tank northwest of the school and effluent pumped to a septic mound to the top of the field, southwest to the school. Underground LPG storage Tank.                                                                                                                                                                 |
| Bedroom Two<br>16'4" x 8'6"                                                                                                                                             | Details prepared By/ Date                                                                                                                                                                                                                                                                                                                                                          |
| Bedroom Three<br>13'1" x 10'2" narrowing to 8'6"                                                                                                                        | GV 13/07/24                                                                                                                                                                                                                                                                                                                                                                        |
| Bathroom<br>8'2" x 6'6"                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                    |
| Outside                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                    |
| To the front, rear and side, Low maintenance Indian Stone paved courtyard and pathways. Hard Standing Parking area with space for numerous vehicles. Walled boundaries. |                                                                                                                                                                                                                                                                                                                                                                                    |



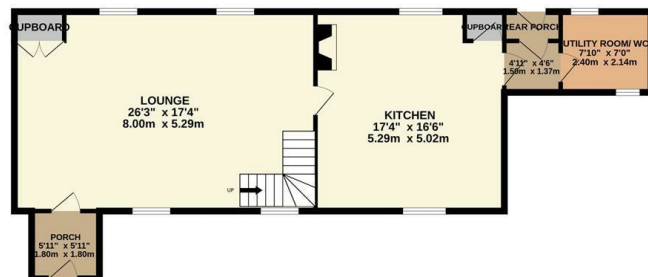
The former VILLAGE SCHOOL, a chance to acquire a lovely piece of history which hasn't been to market for almost 40 years. Located in the picturesque village of Staintondale this light and airy dwelling will make someone the most wonderful home.



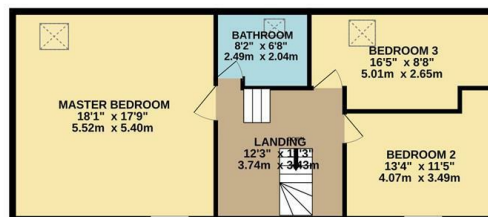




GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.

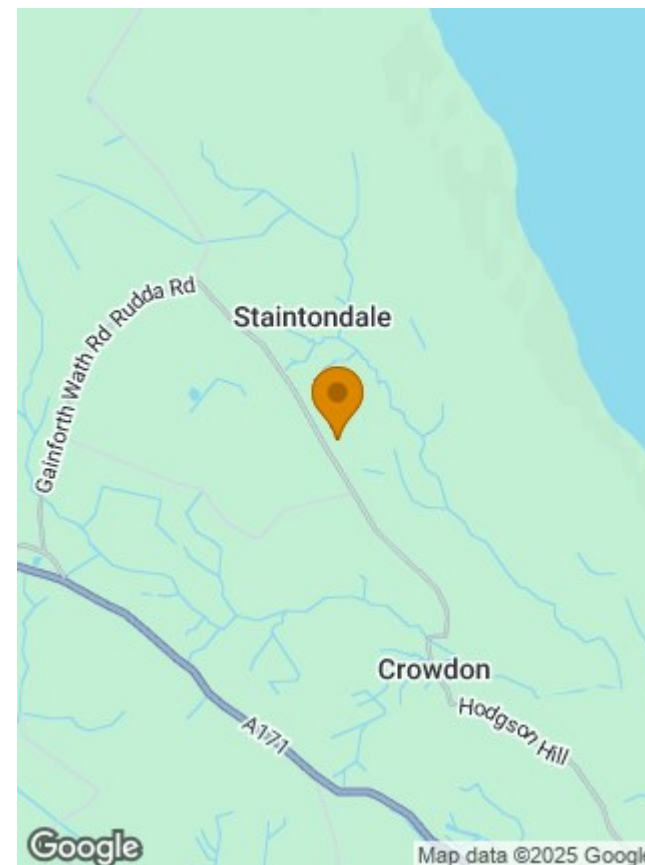


1ST FLOOR  
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 1628 sq.ft. (151.2 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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| 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 |                         |           |
| 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