



20 Filey Road, Scarborough YO11 2TU

Offers In The Region Of £690,000

Prestige
Collection
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Filey Road, Scarborough

Offers In The Region Of
£690,000

CPH is delighted to market Crown House, a GRAND VICTORIAN DETACHED RESIDENCE, which has been meticulously restored. It occupies a SIZEABLE PLOT within Scarborough's highly sought-after South Cliff. This is a fabulous family home, substantial enough to facilitate multi-generational living and also offers commercial potential.

Crown House retains its original glorious stained glass entrance vestibule leading into a large central hall. The ground floor comprises sizeable kitchen with pantry, WC, large bay-fronted drawing room, a further sitting room, bathroom and bedroom with en-suite wet room. There is internal access to the basement boiler room, workshop and two further storage rooms.

On the first floor there is a fabulous reception hallway featuring a beautiful stained glass window, master bedroom with walk-in dressing room and en-suite shower room. In addition, there is a sitting room, dining room, second kitchen, and house bathroom.

The second floor has a study and sitting room with sea and castle views. In addition there are two further bedrooms, eaves storage and shower room.

The property is currently configured as separate apartments, with independent utilities and heating, and individual entrances. The ground floor is used as parents' accommodation having previously been a boutique bed and breakfast and holiday apartment.

Crown House occupies a prominent plot with delightful planting and seating areas, back garden with greenhouse and paved area, side courtyard garden. The property provides substantial parking with two entrance gates, gravel drive-way and single garage.

Filey Road is a popular residential area with local shops and eateries, good transport links and schools for all ages including the prestigious Scarborough College. Close to the Esplanade, South Cliff Gardens, beach and a pleasant walking distance to town.

To arrange a viewing, please contact CPH Property Services today on 01723352235 or visit our website www.cphproperty.co.uk

- IMMACULATEDLY PRESENTED DETACHED PROPERTY
- PERFECT FOR MULTI-GENERATIONAL LIVING
- OFF-STREET PARKING & GARAGE
- GARDENS, COURTYARD & SEA/CASTLE VIEWS
- VERSATILE LIVING ACCOMMODATION
- NO ONWARD CHAIN





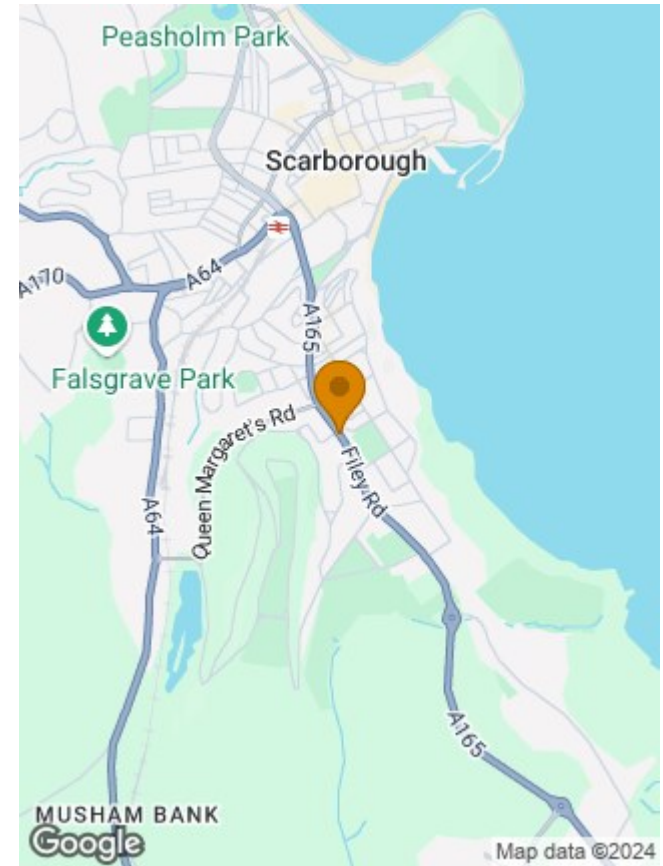








TOTAL FLOOR AREA : 3540 sq.ft. (328.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 ₂) Rating		Current	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			
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