



Old Inn Farm, Folkton, Scarborough YO11 3UH

Price Guide £475,000

Prestige
Collection
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Folkton, Scarborough

Price Guide £475,000

A fantastic opportunity to acquire a GRADE II LISTED SIX BEDROOM DWELLING (currently arranged as a FOUR BEDROOM COTTAGE and a TWO BEDROOM ANNEXE) with GARDENS to the HOUSE/ANNEXE (approx 0.14 acres). Ideal for those seeking SPACIOUS MULTI-GENERATIONAL LIVING ARRANGEMENTS.

The main cottage briefly comprises on the ground floor; entrance hallway with stairs to the first floor, a living room, a downstairs bedroom and a generous kitchen/diner with a built-in pantry and bi-folding doors to the rear gardens. Also to the ground floor (but separate from the property) lies a utility room and a separate WC. To the first floor of the property lies a landing with built-in storage, three bedrooms (one with an en-suite shower room) and a house bathroom. Both the cottage and annexe benefit from gardens of approx 0.14 acres.

The annexe is currently accessed via the main cottage but does also have separate entrances. The annexe briefly comprises; a living room, kitchen, utility, two double bedrooms and a shower room. The annexe could also be utilised as a cosy holiday let, providing an extra income for any prospective purchasers.

The property is well located in the secluded village of Folkton which affords excellent access to transport links such as the A64 (York) and the A165 (Bridlington) as well as being only approximately 6 miles out of Scarborough itself and 5 miles from Filey. There is also a nearby popular public house/restaurant in the neighbouring village of Flixton.

- A GRADE II LISTED FOUR BEDROOM COTTAGE
- IDEAL FOR MULTI-GENERATIONAL LIVING
- WITH A TWO BEDROOM ANNEXE
- GENEROUS LIVING PROPORTIONS
- SET WITHIN THE IDYLIC VILLAGE OF FOLKTON
- IN GREAT DECORATIVE ORDER THROUGHOUT

Beside the property lies a parcel of land which is not included within this sale but can be included by way of separate negotiation. The land has pending planning permission which outlines for an existing barn to be converted and extended into a three-bedroom barn conversion and for the erection of a new low energy four bedroom dwelling.



ACCOMMODATION:

GROUND FLOOR:

MAIN HOUSE:

Entrance Hallway
14'9" x 2'11"

Lounge
14'9" x 11'9"

Downstairs
Bedroom/Dining Room
12'5" max x 11'5"

Kitchen/Diner
29'10" x 12'9"

Utility
8'10" x 8'2"

WC
3'3" x 2'11"

ANNEXE:

Lounge
14'5" x 11'1"

Kitchen
10'5" x 7'10"

Bedroom One
14'9" x 14'5"

Bedroom Two
11'5" x 9'2"

Shower Room
7'10" x 5'6"

Utility and Rear Porch
11'5" x 7'10"

FIRST FLOOR:

MAIN HOUSE:

Landing
10'9" x 5'6"

Bedroom One
14'9" x 12'1" max

Bedroom Two
16'0" x 8'10"

En-suite to Bedroom
Two
5'6" x 4'11"

Bedroom Three
12'9" x 6'10" max

Bathroom
9'10" x 4'7"

Details Prepared
TLPF/141022



A fantastic opportunity to acquire a **GRADE II LISTED THREE/FOUR BEDROOM COTTAGE** and a **TWO BEDROOM ANNEXE**. Ideal for those seeking **SPACIOUS MULTI-GENERATIONAL LIVING ARRANGEMENTS**.



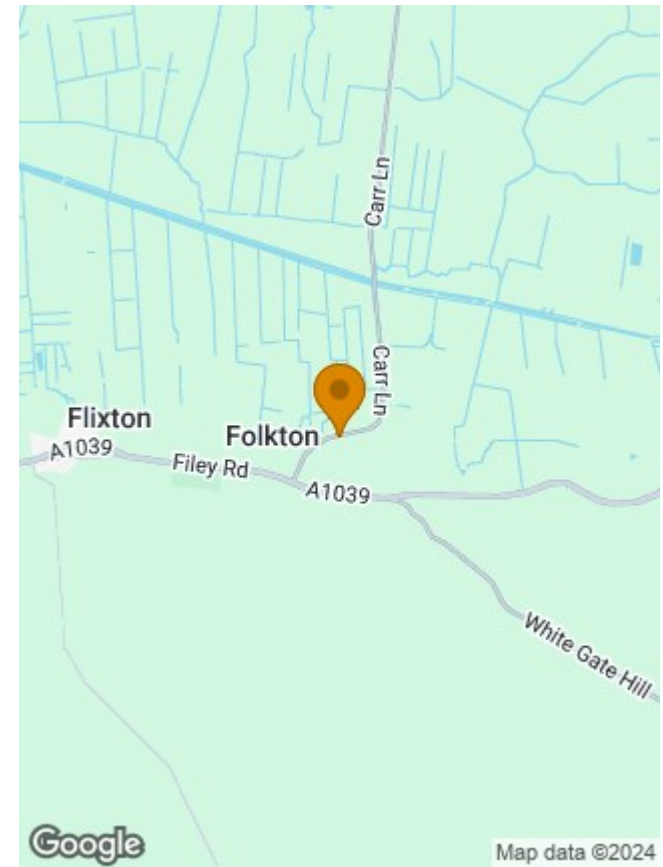






TOTAL FLOOR AREA : 2153 sq.ft. (200.1 sq.m.) approx.

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