



1 Scalby Hayes Barmoor Lane, Scalby, Scarborough YO13 0PG

Guide Price £1,350,000

CPH

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Barmoor Lane, Scalby, Scarborough

Nestled down a private road with access to just three properties this impressive home offers a unique opportunity for those seeking a blend of luxury living and countryside charm. Located on the outskirts of the popular Scalby village with panoramic countryside views as well as views to the castle and sea.

Boasting a substantial four-bedroom detached residence along with a one-bedroom holiday cottage, all set within approximately 8 acres of picturesque grounds, this property is truly a hidden gem. The expansive grounds feature a 60' x 30' barn with two integrated and insulated workshops and games room/man cave with kitchen, a serene pond, and two further sheds, catering to a variety of interests including those with a passion for equestrian pursuits.

Upon entering the main house, you are greeted by an inviting entrance hall leading to a utility room, a convenient downstairs shower room, a spacious lounge and a separate dining room, and an open plan kitchen/diner with adjacent sitting room with log burner perfect for entertaining. The highlight of the house is the substantial sunroom, offering a tranquil space to relax and unwind overlooking the well presented gardens.

The first floor of the main house comprises a well-appointed master bedroom with an en-suite four-piece suite bathroom, a second bedroom with an en-suite shower room, and two additional double bedrooms along with a house shower room. The property has recently undergone a major scheme of renovation to a high standard, ensuring modern comfort within a fantastic setting.

With far-reaching sea and castle views, this property offers a rare opportunity to enjoy the best of both worlds - a peaceful countryside retreat with easy access to the amenities of Scalby Village. Whether you are looking for a family home with ample space to grow or a property with potential for various uses, early internal viewing comes highly advised. Viewings can be arranged via CPH Property Services on

Set within impressive grounds of approximately 8 acres with 60' x 30' barn with integral games room and two insulated workshops, two further sheds and covered hot tub area. The property would be well suited to a range of buyers including those with equine interests.



- IMPOSING FOUR BEDROOM LINK-DETACHED RESIDENCE WITH A ONE BEDROOM HOLIDAY COTTAGE
- SET WITHIN GROUNDS OF APPROXIMATELY 8 ACRES - WITH POTENTIAL FOR MORE (SUBJECT TO NEGOTIATION)
- LIVING QUARTERS HAVE BEEN NEWLY RENOVATED TO A VERY HIGH STANDARD
- IDEAL FOR A VARIETY OF USES INCLUDING THOSE WITH EQUINE INTEREST
- SEMI-RURAL SETTING ON THE OUTSKIRTS OF SCALBY VILLAGE WITH FAR REACHING VIEWS TO THE CASTLE AND SEA

ACCOMMODATION:

MAIN RESIDENCE:

GROUND FLOOR

Entrance Vestibule
12'9" x 7'2"

Inner Hall
10'5" x 4'3"

Utility Room
12'1" x 7'6"

Shower Room
8'6" x 5'2"

Lounge
17'0" x 13'1"

Dining Room
15'1" x 12'5"



Well located within a secluded setting providing far reaching panoramic countryside views, as well as far reaching views to the castle and sea.

Kitchen
22'11" x 8'10"
Open to:

Sitting Room
15'5" x 15'5"

Sun Room
25'3" x 11'1"

FIRST FLOOR

Landing

Master Bedroom
15'8" max x 15'1" max

En-suite to the Master Bedroom
13'9" max x 8'10" max

Dressing Room and Wardrobe to the Master Bedroom
12'1" x 3'3" plus 8'2" x 3'7"

Bedroom Two
17'0" max x 13'1" max

En-suite to Bedroom Two
6'2" x 5'10"

Bedroom Three
12'9" x 12'5"

Bedroom Four
12'5" x 8'10"

House Shower Room
8'6" x 5'6"

Details Prepared/Ref
TLPF

Additional Information

The property also benefits from a solar panels fitted to the roof of the barn which keeps running costs of the property to a minimum. (Further details available upon request)

Outside the rear of the property is a covered seating area ideal for a BBQ and evening entertainment as well as a covered Hot Tub which can be included in the sale (subject to offer)







GROUND FLOOR
1504 sq.ft. (139.7 sq.m.) approx.

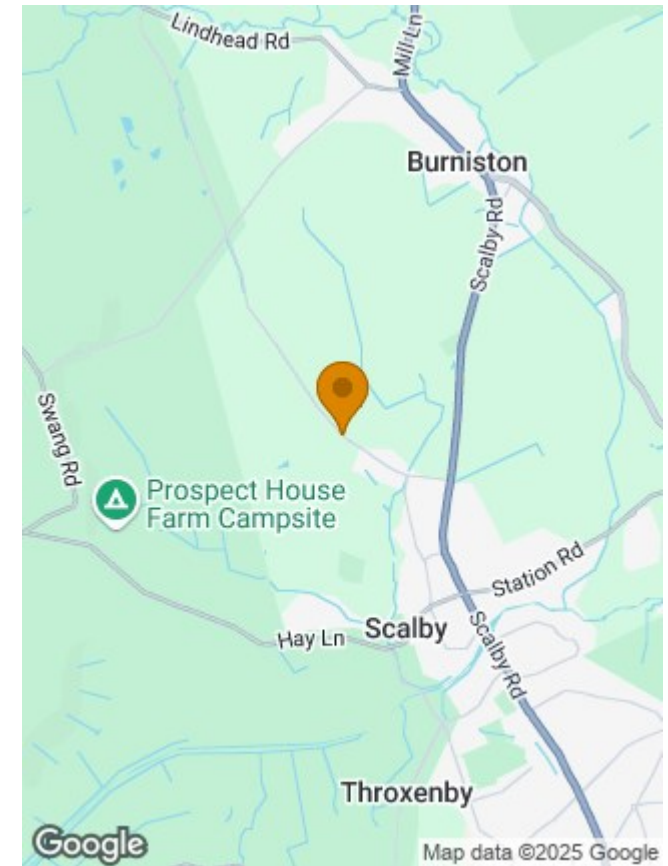


1ST FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



TOTAL FLOOR AREA: 2546 sq.ft. (236.6 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		99
(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



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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