



The Beck Edge Dell, Scarborough YO12 4LL

Guide Price £450,000

Prestige
Collection
cphproperty.co.uk

Edge Dell, Scarborough

Guide Price £450,000



a UNIQUE home set on a enviable generous plot which are seldom found on the market, viewing is a must.

CPH are delighted to offer to the market this Unique and well laid out Detached Dorma Bungalow set on a particularly generous, enviable plot, tucked away at the top of Edge Dell, which backs onto open fields and has a stream running through the garden. The property really needs to be viewed to appreciate the setting and layout.

The property briefly comprises of an entrance porch which welcomes you into a spacious hallway with doors off to all rooms. The Lounge is a nice size and is light due to benefitting from dual aspect windows including French doors allowing the view of the garden to be enjoyed and provides access out onto the patio.

The kitchen is the hub of the home and is spacious enough to house the kitchen facilities and a family dining table. There is also access from here into a side porch and out to the driveway.

From the hallway, there are doors into a generous Master bedroom, a double second bedroom, and a further bedroom currently used as the home office.

The bathroom is fitted with modern aqua boards and there is also a separate Wc.

A staircase leads up to the second floor where a spacious fourth bedroom is located and this space could be utilized as a master suite by the new purchasers due to the space and the current owners have started to install an ensuite area which would be finished by the new owners.

The plot hasn't been measured but is approximately a 1/4 of an acre in total which includes the banking and is laid mainly to lawn with a paved raised patio area, a further area ideal for vegetable growing, a stream runs through which leads from the field located behind the property and there is a driveway providing ample parking for numerous vehicles including a motorhome. At the bottom of the plot there is a double garage and further parking.

Also on the plot is a Timber constructed building currently used as a games room, complete with light and power, double glazing and a large log burner, there is further scope for this to be used as extra accommodation or a variety of uses and is a great addition to the property.

The property also benefits from gas heating and double glazing and solar panels which will be included in the sale.

Edge dell is located on the outskirts of Scarborough, particularly convenient for access to the a64 and Seamer etc. and is nicely tucked away. The Beck is located at the top of Edge dell and feels rural when you are on the plot. And for those wishing to split the plot, building development may be an option subject to the necessary consents.

Viewing is a must and is by appointment only with ourselves. Call 01723 352235 or visit www.cphproperty.co.uk.



- Detached Dorma Bungalow set on a generous enviable plot
- Spacious lounge, Dining kitchen and Four bedrooms
- A plot of approximately 1/4 of an acre with ample parking a stream and backs onto open fields
- Semi rural location with lovely views to the rear
- Large timber structure on site currently used as a games room
- Viewing highly recommended

Accommodation

Entrance Porch

Entrance Hall
20'4" x 6'2" widening to 6'10"

Lounge
20'0" x 13'9"

Dining Kitchen
19'4" x 11'9"

Bedroom
15'8" x 11'9"

Bedroom
10'5" x 10'2"

Bedroom
9'10" x 9'2"

Bathroom
8'6" x 4'11"

Separate WC

First Floor

Loft Bedroom
22'7" into bay x 12'1"

Timber Constructed Room
30'10" x 17'8"
Large Timber constructed structure complete with Log Burner, Light, power and water. Currently used as a games room/ entertaining space. Elevated on timber stilts. Great area which could also be potentially used as extra accommodation or a holiday let (subject to the necessary consents).

Outside
A large plot of about 1/4 of an acre in total (not confirmed) including a generous area laid mainly to lawn with paved patio area and banking, with a further small existing timber structure. Concrete and brick store. Beautiful stream/ beck running through with water feature. Open views onto Edge dell, The mount and neighboring field.

Off street parking for numerous vehicles.

Double garage located at the foot of the plot.

EPC and Council Tax
EPC B
Council tax - D



Large plot, ample parking, featuring a stream and Timber games room with lovely views over open fields to the rear.

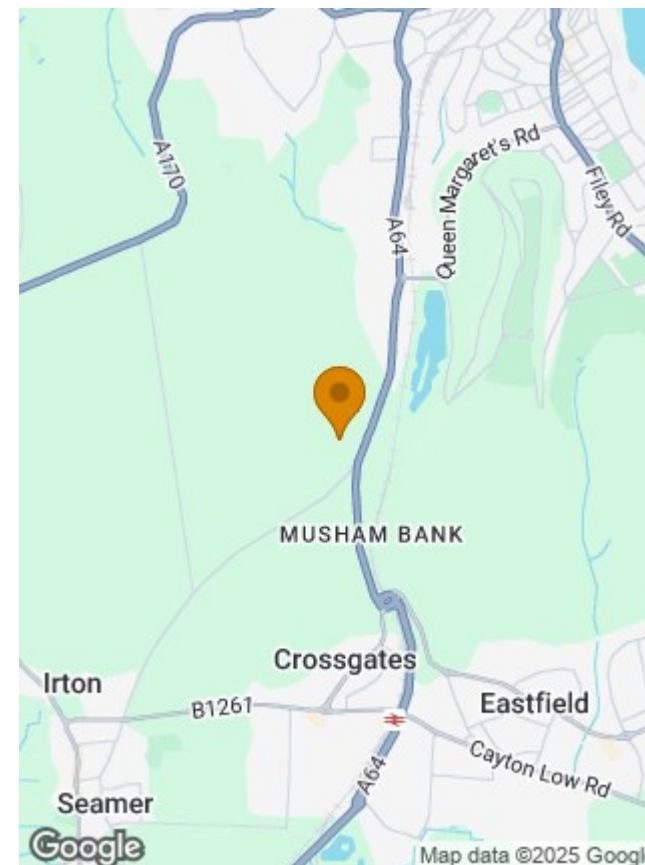








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025



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	84	90
	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:

t. 01723 352235 e. sales@cphproperty.co.uk
19 St.Thomas Street, Scarborough YO11 1DY
www.cphproperty.co.uk

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