



The Barn, Barmoor Lane, Scalby, Scarborough, YO13 0PG

Price Guide £700,000

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# Barmoor Lane, Scalby,

Price Guide £700,000

CPH are delighted to be presenting to the market, THE BARN set on Barmoor Lane within the sought after village of Scalby. An EXQUISITE, FOUR/FIVE BEDROOM property which 'in our opinion' is offered to the market in IMMACULATE DECORATIVE order and boasts a delightful blend of elegance and comfort. This property is set within GENEROUS GROUNDS with plenty of OFF-STREET PARKING, GARDENS, YORKSHIRE STONE BARN with GRANTED PLANNING PERMISSION to convert into ANNEXE (with permission to let) and FANTASTIC VIEWS over the surrounding NORTH YORK MOORS, the SEA and Scarborough Castle!

As you step inside, you are greeted by a spacious lounge with a log burner and beamed ceilings, a sunlit sunroom with built-in storage and a door out to the gardens, a convenient downstairs WC, utility room, and a modern open-plan kitchen fitted with a range of modern units, space for a range cooker and open to a stunning dining area - ideal for hosting gatherings. Venture upstairs to discover a master bedroom with a modern en-suite bathroom (Jack and Jill bath) and access to a light and airy upstairs lounge or additional bedroom, a second bedroom with its own en-suite shower room, two more double bedrooms, and a separate shower room. Outside, the property sits on generous grounds offering open views of the picturesque North Yorkshire moors, the Sea and Scarborough Castle, plenty of off-street parking and a spacious Yorkshire Stone Barn which has planning permission granted in 2022 to convert into an annexe. Planning reference: 22/01969/HS.

Being located within the highly sought after village of Scalby means the property affords excellent access to a wide range of attractions and amenities, Scarborough RUFC clubhouse and gym. The property is also on a regular bus route into Scarborough and to Whitby and offers excellent walking nearby along the old Scarborough to Whitby railway line or along Scalby beck.

- STUNNING FOUR/FIVE BEDROOM HOME
- GENEROUS LIVING ARRANGEMENTS THROUGHOUT
- MODERN OPEN PLAN KITCHEN/DINING ROOM
- SUN ROOM, DOWNSTAIRS WC AND UTILITY ROOM
- EN-SUITE'S TO TWO BEDROOMS
- GENEROUS GROUNDS WITH PLENTY OF OFF-STREET PARKING AND GARDENS
- FANTASTIC OPEN ASPECT VIEWS OVER THE NORTH YORKSHIRE MOORS, SEA AND SCARBOROUGH CASTLE
- FAIRLY SECLUDED POSITION WITHIN SCALBY VILLAGE
- YORKSHIRE STONE BARN WITH PERMISSION TO CONVERT INTO AN ANNEXE







## ACCOMMODATION

### GROUND FLOOR

#### Lounge

20'0" max x 14'5"

#### Dining Room

17'4" max x 13'9"

#### Kitchen/Diner

18'8" max x 17'8" max

#### Downstairs WC

4'11" x 4'7"

#### Utility Room

9'2" x 6'6"

#### Sun Room

16'8" max x 6'10" max

### FIRST FLOOR

#### Landing

28'2" x 5'6" max

#### Master Bedroom

12'5" max x 12'5"

#### En-suite to the Master

9'10" x 4'11"

#### Occasional

#### Bedroom/Upstairs Lounge

17'4" x 14'1"

#### Bedroom Two

12'1" max x 12'1" max

#### En-suite to Bedroom Two

8'2" x 3'11"

#### Bedroom Three

12'1" max x 12'1" max

#### Bedroom Four

10'9" x 9'2"

#### House Bathroom

8'2" x 5'6"

### OTHER:

#### Yorkshire Stone Barn

(Scope to be an Annexe)

26'2" x 13'9"

### Services

We have been advised that the property does have mains electric, Oil fired central heating and private treatment plant drainage. The property has the fantastic benefit of fast fibre broadband which has helped run an international business!

### Details Prepared

TLPF/300424



A STUNNING RESIDENCE PROVIDING SPACIOUS LIVING ARRANGEMENTS WITH SUPERB VIEWS OVER THE SURROUNDING COUNTRYSIDE.











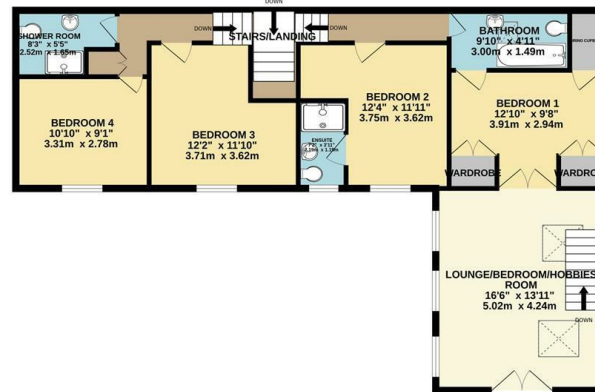




GROUND FLOOR  
1035 sq.ft. (96.1 sq.m.) approx.

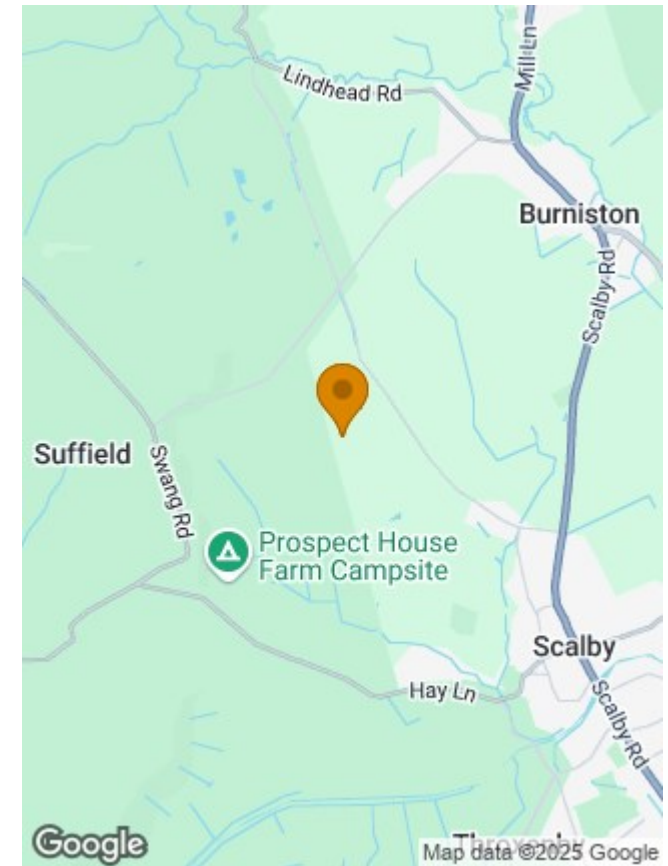


1ST FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



TOTAL FLOOR AREA : 1964 sq.ft. (182.4 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) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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