







# Moor Cottage Moor Lane

Irton, Scarborough

- IMPOSING FOUR BEDROOM DETACHED RESIDENCE
- EN-SUITE AND DRESSING ROOM TO THE MASTER BEDROOM
- OVER 2900 SQUARE FEET OF LIVING QUARTERS WITH THREE RECEPTION ROOMS, SNUG, OFFICE, UTILITY ROOM
- SECLUDED POSITION ON THE OUTSKIRTS OF SCARBOROUGH
- SET WITHIN A SIZEABLE PLOT WITH AMPLE PARKING & GARAGE

Nestled in the charming village of Irton, on the outskirts of Scarborough, this substantial and unique four-bedroom detached residence was built circa 1936 and offers an impressive 2900 square feet of living space, perfect for families seeking both comfort, character and style.

As you enter the property, you are greeted by a welcoming entrance porch and hall, complete with convenient understairs storage and a WC. The ground floor boasts a delightful bay fronted lounge, a spacious dining room, and a snug room which has a log burner, providing ample space for relaxation and entertaining. The conservatory and sun room invite natural light, creating a warm and inviting atmosphere. The well-appointed kitchen features a breakfast area, ideal for casual dining, while the utility room and home office add practicality to everyday living.

Venturing to the first floor, you will find a landing that leads to the master bedroom, which is complemented by a dressing room and an en-suite shower room, ensuring a private retreat. Three additional double bedrooms provide generous accommodation for family or guests, alongside a family bathroom and a separate WC.

Set on a generous plot, the property features a paved seating area and a tranquil pond, making it a perfect outdoor space for relaxation and enjoyment. The secluded location enhances the appeal, while the nearby village of Seamer offers a variety of amenities, ensuring that all your needs are within easy reach. This property has Oil fired heating and is on a Septic tank.

This remarkable home must be seen to be fully appreciated, offering a unique blend of space, comfort, and a desirable location. Don't miss the opportunity to make this exceptional property your own.

Council Tax band: TBD

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





**ACCOMMODATION:**  
**GROUND FLOOR**

**Entrance Porch & Hallway**

Dimensions: 5.0m max x 3.0m max (16'4" max x 9'10" max).

**Lounge**

Dimensions: 5.0m max into bay x 5.1m max (16'4" max into bay x.

**Dining Room**

Dimensions: 3.7m x 3.0m (12'1" x 9'10").

**Downstairs WC**

Dimensions: 1.5m x 0.9m (4'11" x 2'11").

**Conservatory**

Dimensions: 5.7m x 3.2m (18'8" x 10'5").

**Sun Room**

Dimensions: 4.6m x 1.9m (15'1" x 6'2").

**Snug**

Dimensions: 3.6m x 3.1m max (11'9" x 10'2" max).

**Kitchen**

Dimensions: 4.0m x 2.9m (13'1" x 9'6").

**Breakfast Area**

Dimensions: 3.0m x 2.9m (9'10" x 9'6").

**Utility Room**

Dimensions: 2.9m x 2.8m (9'6" x 9'2").

**Office**

Dimensions: 4.8m x 2.7m (15'8" x 8'10").

**Garage**

Dimensions: 5.0m x 4.8m (16'4" x 15'8").







## FIRST FLOOR

### Landing

Dimensions: 4.1m max x 3.9m max (13'5" max x 12'9" max).

### Master Bedroom

Dimensions: 6.0m x 3.0m max (19'8" x 9'10" max).

### Dressing Room to the Master

Dimensions: 3.1m x 2.7m (10'2" x 8'10").

### En-suite to the Master

Dimensions: 3.3m max x 2.7m max (10'9" max x 8'10" max).

### Bedroom Two

Dimensions: 5.0m max x 4.0m max (16'4" max x 13'1" max).

### Bedroom Three

Dimensions: 5.0m max x 4.1m max into wardrobes (16'4" max x 13').

### Bedroom Four

Dimensions: 4.8m x 3.1m max (15'8" x 10'2" max).

### Bathroom

Dimensions: 2.7m x 1.9m (8'10" x 6'2").

### Separate WC

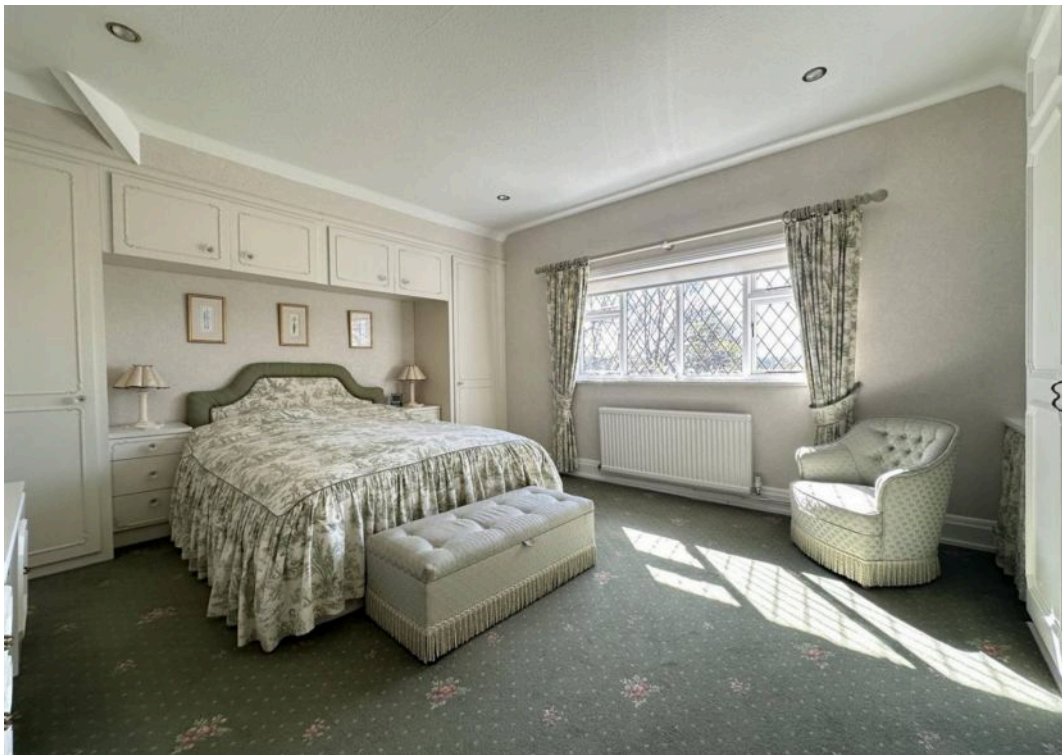
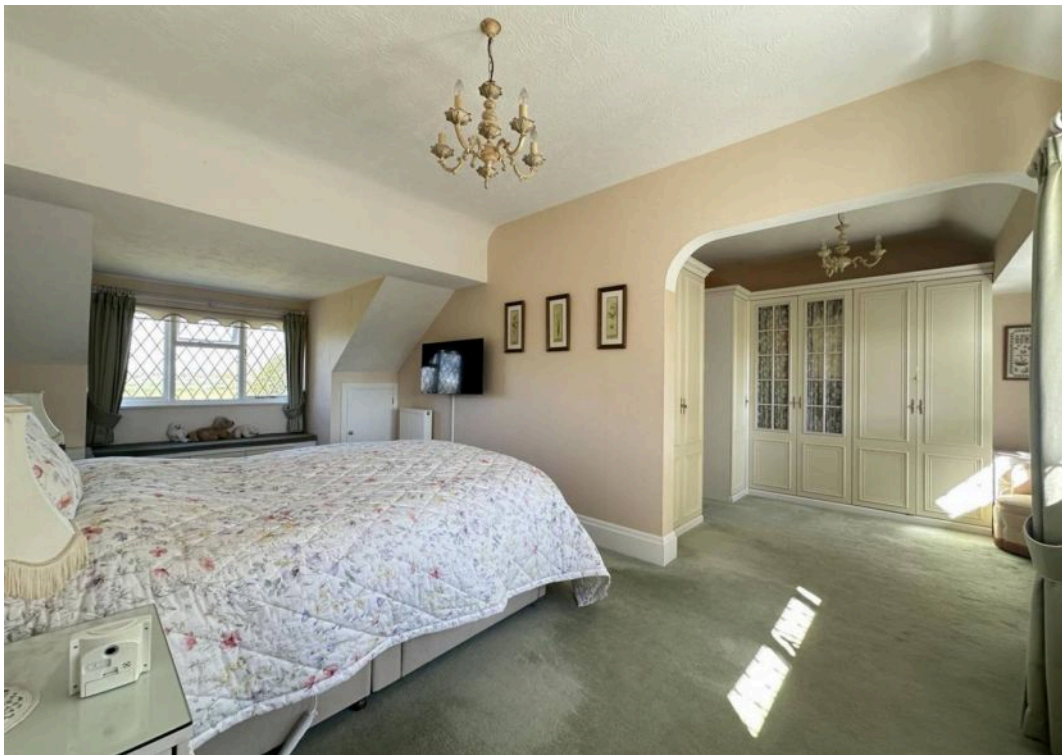
### Details Prepared/Ref

TLPF/250425















GROUND FLOOR  
1757 sq.ft. (163.3 sq.m.) approx.

1ST FLOOR  
1162 sq.ft. (107.9 sq.m.) approx.



TOTAL FLOOR AREA: 2919 sq.ft. (271.2 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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