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Belmont Pickering Road, West Ayton

Guide Price £500,000



Belmont Pickering Road

West Ayton, Scarborough

- POPULAR WEST AYTON VILLAGE LOCATION
- NO ONWARD CHAIN
- SUBSTANTIAL BUNGALOW SET ON A GENEROUS PLOT
- OPEN ASPECT VIEWS TO THE WOLDS
- 0.8 ACRE PLOT + 0.8 ACRE Paddock

Introducing Belmont: A Spacious Four-Bedroom Detached Bungalow with Potential Development Opportunity.

Belmont is a substantial and charming double-bay fronted four-bedroom detached bungalow situated on an enviable 1.6-acre plot. The property boasts approximately 0.8 acres of landscaped gardens and an additional 0.8-acre paddock, providing a fantastic opportunity for various purposes. Located within the desirable area of West Ayton, the property offers easy access to a wide range of amenities and attractions.

Features & Potential

The property offers a south-facing substantial lawned and planted rear garden with stunning views of the Wolds over open fields, creating a tranquil and picturesque setting.

The current owners have approached the North York Moors National Park Authority, who confirmed that they would look favourably upon the development of a scheme of two further houses or the demolition of the current property and the erection of three new properties. Making it an enticing prospect for developers, with details available upon request.

Alternatively, there is potential to build a granny annexe or bungalow on the site. Potentially suitable for equestrian activities, subject to obtaining the necessary permissions.





The Bungalow

Though currently in need of modernisation, the existing bungalow offers ample space, character, and potential. The accommodation comprises:

- A generous entrance hall, leading to a loft room on the first floor with fantastic rear views.
- Four well-sized double bedrooms providing comfortable living spaces.
- Substantial 20' lounge/diner with a bay window that overlooks the rear garden and offers breathtaking views

EXTERNAL

The property is surrounded by mature lawned gardens with trees. To the front, side and rear of the property are lawned gardens with mature flower, tree and shrub borders. To the front and side of the property is a substantial gravelled garden and turning bay providing ample off-street parking for several vehicles. Within the rear garden is a vegetable plot and an array of mature trees. Beyond the rear garden in a fenced boundary is a 0.8 acre paddock. The rear garden is of a south-facing aspect and is very private with a secluded paved patio.





Utilities

The property benefits from some double glazing and is equipped with oil-fired central heating.

No Onward Chain

This fantastic opportunity is offered with no onward chain, making early viewing highly recommended. Opportunities like this are rare and don't stay on the market for long.

Development Opportunity

Belmont offers significant potential for development and various other uses, set on a generous 1.6-acre plot with stunning views of the Wolds. The property's size, character, and surroundings make it a truly unique opportunity. If you're seeking a project with endless possibilities or a serene and picturesque home. The current vendors have approached the North York Moors National Park Authority, who confirmed that they would look favourably upon the development of a scheme of two further houses or the demolition of the current property and the erection of three new properties. Details are available upon request.

Council Tax and EPC

Council Tax - Band G EPC Rating - Band G

Details Prepared/Ref:

ESR170723

HMRC Check

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service.



СРН







TOTAL FLOOR AREA : 1473 sq.ft. (136.8 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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