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Old Inn Farm, Folkton
Offers Over **£450,000**



Old Inn Farm

Folkton, Scarborough

- SET WITHIN THE IDYLIC VILLAGE OF FOLKTON
- IN GREAT DECORATIVE ORDER THROUGHOUT
- IDEAL FOR MULTI-GENERATIONAL LIVING
- GENEROUS LIVING PROPORTIONS
- A GRADE II LISTED FOUR BEDROOM COTTAGE
- WITH A TWO BEDROOM ANNEXE

A fantastic opportunity to acquire a GRADE II LISTED SIX BEDROOM DWELLING (currently arranged as a FOUR BEDROOM COTTAGE and a TWO BEDROOM ANNEXE) with GARDENS to the HOUSE/ANNEXE (approx 0.14 acres). Ideal for those seeking SPACIOUS MULTI-GENERATIONAL LIVING ARRANGEMENTS.

The main cottage briefly comprises on the ground floor; entrance hallway with stairs to the first floor, a living room, a downstairs bedroom and a generous kitchen/diner with a built-in pantry and bi-folding doors to the rear gardens. Also to the ground floor (but separate from the property) lies a utility room and a separate WC. To the first floor of the property lies a landing with built-in storage, three bedrooms (one with an en-suite shower room) and a house bathroom. Both the cottage and annexe benefit from gardens of approx 0.14 acres.

The annexe is currently accessed via the main cottage but does also have separate entrances. The annexe briefly comprises; a living room, kitchen, utility, two double bedrooms and a shower room. The annexe could also be utilised as a cosy holiday let, providing an extra income for any prospective purchasers.

The property is well located in the secluded village of Folkton which affords excellent access to transport links such as the A64 (York) and the A165 (Bridlington) as well as being only approximately 6 miles out of Scarborough itself.





GROUND FLOOR: MAIN HOUSE:

Entrance Hallway Dimensions: 4.5m x 0.9m (14'9" x 2'11").

Lounge Dimensions: 4.5m x 3.6m (14'9" x 11'9").

Bedroom/Dining Room Dimensions: 3.8m max x 3.5m (12'5" max x 11'5").

Kitchen/Diner Dimensions: 9.1m x 3.9m (29'10" x 12'9").

Utility Dimensions: 2.7m x 2.5m (8'10" x 8'2").

WC Dimensions: 1.0m x 0.9m (3'3" x 2'11").

ANNEXE:

Lounge Dimensions: 4.4m x 3.4m (14'5" x 11'1").

Kitchen Dimensions: 3.2m x 2.4m (10'5" x 7'10").

Bedroom One Dimensions: 4.5m x 4.4m (14'9" x 14'5").

Bedroom Two Dimensions: 3.5m x 2.8m (11'5" x 9'2").

Shower Room Dimensions: 2.4m x 1.7m (7'10" x 5'6").

Utility and Rear Porch Dimensions: 3.5m x 2.4m (11'5" x 7'10").

FIRST FLOOR: MAIN HOUSE:

Landing Dimensions: 3.3m x 1.7m (10'9" x 5'6").

Bedroom One Dimensions: 4.5m x 3.7m max (14'9" x 12'1" max).

Bedroom Two Dimensions: 4.9m x 2.7m (16'0" x 8'10").

En-suite to Bedroom Two Dimensions: 1.7m x 1.5m (5'6" x 4'11").

Bedroom Three Dimensions: 3.9m x 2.1m max (12'9" x 6'10" max).

Bathroom Dimensions: 3.0m x 1.4m (9'10" x 4'7").

HMRC DISCLAIMER-

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. For further information, please contact our office.



GROUND FLOOR
1555 sq.ft. (144.5 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 2153 sq.ft. (200.1 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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