





Grange Farm Cottage

Folkton, Scarborough

- Two reception rooms, possible Multigenerational Living with Downstairs Wet room,
- Double Garage and Parking for 5 Cars
- Semi rural with easy access to the A64 to York
- Located in the sought after Hamlet of Folkton
- Three generous bedrooms and House Bathroom
- Beautifully presented Semi Detached Character cottage set on a large plot

Nestled in the charming hamlet of Folkton, Scarborough, this beautifully presented semi-detached character cottage offers a delightful blend of traditional charm and modern convenience.

The property boasts three well-proportioned bedrooms and two inviting reception rooms, making it an ideal home for families or those seeking a peaceful retreat.

The cottage is set on a generous plot, providing ample outdoor space for relaxation and recreation. With parking available for up to seven vehicles, including a double garage, this property is perfect for those with multiple cars or who enjoy hosting guests. The layout of the home is particularly appealing, featuring a downstairs wet room that enhances the potential for multigenerational living, ensuring comfort and accessibility for all.

Folkton is a semi-rural area that offers a tranquil lifestyle while still being conveniently located. The A64 is easily accessible, allowing for quick journeys to York, while the vibrant town centre of Scarborough is just a short 15-minute drive away. For those who prefer public transport, Seamer Station is only seven minutes away, providing excellent rail links.





Entrance Hall

Dimensions: 4.7 x 2.0 (15'5" x 6'6").

Lounge

Dimensions: 5.2 x 4.6 (17'0" x 15'1").

Kitchen

Dimensions: 4.6 x 3.5 (15'1" x 11'5").

Dining Room

Dimensions: 5.1 x 3.3 (16'8" x 10'9").

Shower Room

Dimensions: 4.6 x 2.9 (15'1" x 9'6").

Landing - First Floor

Bedroom One

Dimensions: 4.4 x 2.7 (14'5" x 8'10").

Bedroom Two

Dimensions: 2.7 x 2.6 (8'10" x 8'6").

Bedroom Three

Dimensions: 3.5 x 2.7 (11'5" x 8'10").

Bathroom

Dimensions: 2.0 x 1.8 (6'6" x 5'10").

Outside

Externally, the property benefits from a large enclosed garden to the rear laid mainly to lawn with various patio area's ideal for enjoying the Sunny days. To the front you will benefit from ample parking for around 5 vehicles or Motorhome and a double garage which will house a further 2.

Double Garage

Dimensions: 5.9 x 5.1 (19'4" x 16'8"). Twin up and over doors, personnel door to the side, light and Power

Council Tax and EPC

Council tax band - C EPC - 31 F

Tenure

Freehold

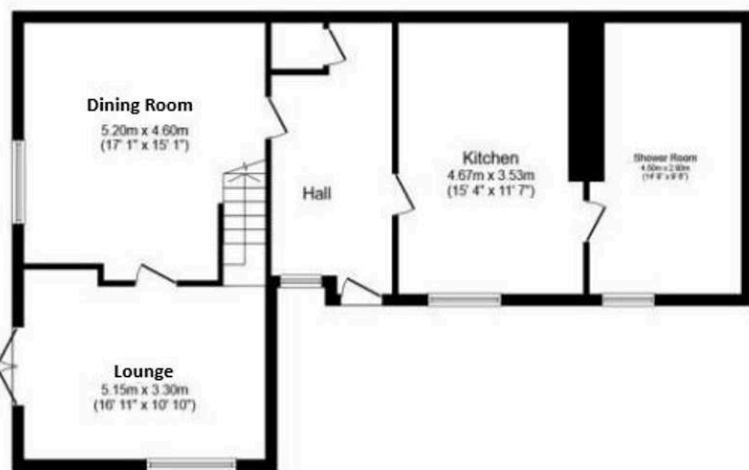
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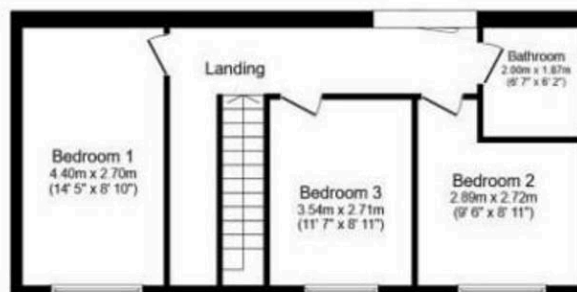
Viewings

Strictly by appointment with Sole agents CPH





Ground Floor



First Floor

Total floor area 136.4 m² (1,468 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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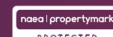
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