



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

15, Queen Margarets Road, Scarborough

Guide Price £475,000



15, Queen Margarets Road

Scarborough, Scarborough

- Substantial Characterful Home on a Substantial Plot
- Generous Feature Gardens, Sun Room & Garden Rooms
- Double and Single Garage + Cellar Store and Workshops
- Stunning Views Over Scarborough to the Castle and Sea

Introducing this stunning DETACHED CHARACTERFUL RESIDENCE, a true gem PACKED WITH CHARM and CHARACTER offering outstanding panoramic views over SCARBOROUGH, including the CASTLE and SEA. Spread across two well-arranged floors, this home exudes spaciousness and grandeur from the moment you step inside.

As you enter, you are greeted by not one, but two entrance hallways, one featuring a captivating galleried landing. The property boasts two generous bay window reception rooms, each overlooking the lush garden at the rear, creating a serene and inviting ambience. A separate w/c, a modern kitchen/diner, and an open-plan dining area leading to the conservatory make this home perfect for entertaining or relaxing with loved ones.

Heading upstairs, you'll find three double bedrooms, one of which boasts an en-suite bathroom and breathtaking open aspect views. Completing the upper level is a first-floor house bathroom and a spacious cellar/workshop below.

The exterior features beautifully landscaped lawns, a charming raised rose garden, garden rooms, and a workshop. A double detached garage and a generous driveway provide ample parking space.





Conveniently located on Scarborough's South Cliff, at the base of Oliver's Mount, this hidden oasis offers a secluded retreat within walking distance to popular attractions like Ramshill shopping parade, sports centre, gym, golf course, The Esplanade, and South Bay.

Keeping you comfortable year-round, this property comes equipped with gas heating and UPVC double glazing. With its spacious layout, characterful features, expansive plot, and stunning views, this residence presents a prime opportunity for the discerning buyer to create a truly exceptional family home. Don't miss out on the chance to make this dream property your own - schedule a viewing today!

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Feature Entrance Hall to the side with feature staircase leading to the first floor landing.

Front Entrance Hall

With entrance door to the front. and door to:

Kitchen/Diner Dimensions: 17' 9" max x 12' 10" (5.4m x 3.9m). With built in pantry cupboard and boiler room as well as double glazed windows to the front with views over Scarborough.

Utility Room Dimensions: 4' 11" x 4' 11" (1.5m x 1.5m).

Lounge Dimensions: 18' 1" max x 17' 1" (5.5m x 5.2m). With double glazed bay window overlooking the rear garden.

Dining Room Dimensions: 14' 5" max x 13' 5" max into bay (4.4m x 4.1m). With double glazed bay window overlooking the rear garden.

Breakfast Room Dimensions: 10' 6" x 10' 6" (3.2m x 3.2m). With open archway to:

Sun Room Dimensions: 24' 11" x 9' 6" max (7.6m x 2.9m). With double glazed double patio doors leading out to the rear garden and double glazed window to the side with stunning views over Scarborough.





FIRST FLOOR

Feature Galleried Landing and Hallway Double glazed window to the side with views, built in airing cupboard and doors to

Bedroom One Dimensions: 14' 9" x 14' 1" max (4.5m x 4.3m). With double glazed window to the side and rear with views.

Bedroom Two Dimensions: 14' 5" max x 11' 10" (4.4m x 3.6m). With double glazed window to the front with stunning views over Scarborough and door to:

En-Suite Shower Room Dimensions: 10' 6" x 5' 11" max (3.2m x 1.8m).

Bedroom Three Dimensions: 14' 5" max x 11' 10" (4.4m x 3.6m). With double glazed window to the side with views.

Bathroom Dimensions: 10' 6" max x 9' 2" max (3.2m x 2.8m).

Separate W/c Dimensions: 5' 3" x 2' 11" (1.6m x 0.9m).

Outside

The property benefits from a garden, a substantial driveway and parking area, raised rose garden, fish pond, further planted areas and paved pathways plus a garden room, sun room and workshop.

Garage's and Cellar

To the front of the property off Queen Margarets Road is a generous garage built into the hillside. Within the rear garden is a further double garage. Under the house via steps and a door to the side is a generous cellar/workshop with light and power. This has once been accessible from the house.

Services

All mains services are connected however we advise all prospective buyers to make their own enquiries with regards to these.

HMRC Check

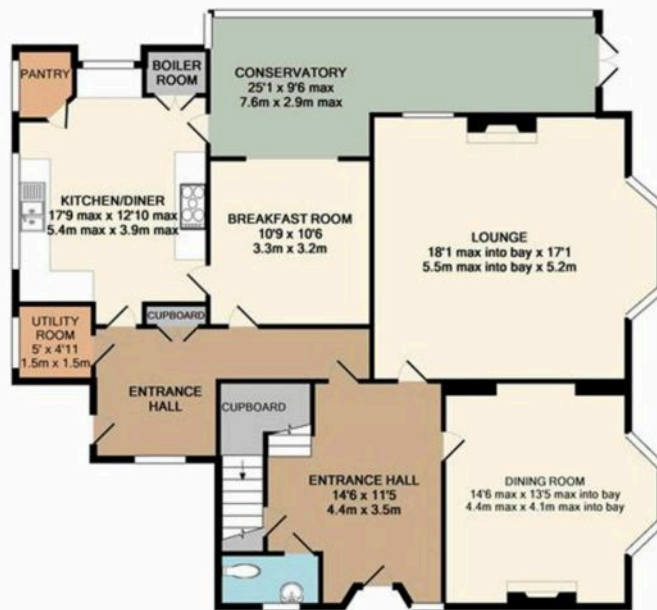
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service.



PLEASE NOTE THAT THE RED LINE INDICATES THE OWNER'S INTERPRETATION OF THE BOUNDARIES. THIS IS HOWEVER SUBJECT TO CONFIRMATION VIA THE SOLICITORS AND WE RECOMMEND THAT ANY PROSPECTIVE PURCHASER(S) CARRY OUT THEIR OWN DUE DILIGENCE PRIOR TO MAKING AN OFFER.







GROUND FLOOR
APPROX. FLOOR
AREA 1319 SQ. FT.
(122.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 1018 SQ. FT.
(94.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 2337 SQ. FT. (217.1 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2018

Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



Sales, Lettings & Commercial

ESTATE AGENTS & CHARTERED SURVEYORS
19 St. Thomas Street, Scarborough YO11 1DY



rightmove Zoopla.co.uk PrimeLocation.com

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132