



Adam Hymas

BESPOKE PROPERTY

AGENCY



● The Granary, Back Lane, Ebberston, Scarborough, North Yorkshire, YO13 9PY ●

Property Description

The Granary is a charming four/five-bedroom residence. Originally a stone barn, thoughtfully transformed in 2004 into a comfortable and contemporary family country home.

This spacious property boasts generous living areas, a beautifully landscaped private rear garden, a garage, and off-street parking.

While preserving its original character with features like solid wood flooring, oak latch doors, and exposed stone walls, the current owners have made tasteful enhancements, including a recently updated modern kitchen.

Upon entering, you'll find an inviting hallway showcasing an exposed stone wall, leading to a cosy snug with a feature gas log burner effect fire, exposed beams and an arched brick viewing window.

Continue through the property to the open-concept kitchen/diner/lounge, providing a modern open-plan living space that meets the demands of a modern family household.

The ground floor also includes a utility room and guest cloakroom.

Upstairs, all four bedrooms are well-proportioned; one currently serves as a study. The master bedroom benefits from an en-suite with a walk-in shower and walk-in wardrobe dressing room, which additionally could be used as a fifth bedroom.

A house bathroom with a free-standing bath completes the layout.

Head outside you'll find, a private, low-maintenance rear garden, overlooked by a covered terrace created from an adjoining farm building, allowing for year-round enjoyment of the outdoor space. The garden has a mature grass lawn and is boarded with stunning raised railway sleeper flower beds.

Don't miss the chance to make this unique character property your home.

Call Bespoke Property Agency today to arrange a viewing.



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Detached stone-built barn conversion

Four/five bedrooms

Landscaped low-maintenance rear garden

Integral garage and off street parking

Modern throughout while retaining lots of original character



Location

The Granary, Back Lane, Ebberston,
Scarborough, North Yorkshire, YO13 9PY

Ebberston is a delightful rural village located within the Ryedale District of North Yorkshire, placed on the northern edge of the Vale of Pickering close to Dalby Forest, the North York Moors National Park and the Heritage Coast.

The village benefits from the popular Grapes Inn and restaurant, a village hall and a 12th Century Church in a stunning setting. The village provides beautiful countryside walks with extensive views over the Vale of Pickering to the Yorkshire Wolds.



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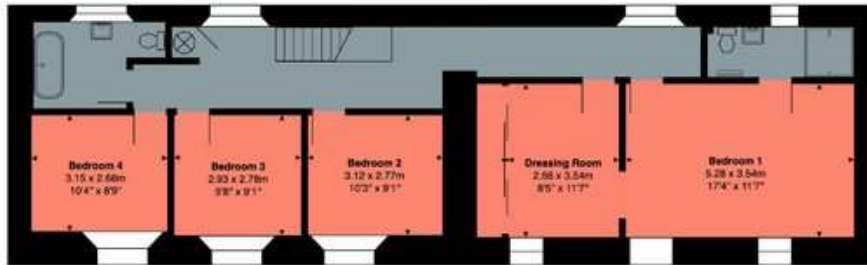




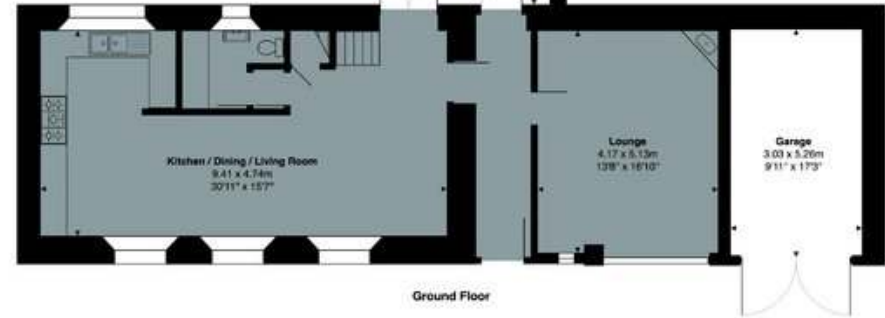
Gross Internal Areas

Main House:	170m ² ... 1,830ft ²
Loggia & Garden Room:	35.2m ² ... 378ft ²
Garage:	15.9m ² ... 171ft ²
Total:	222.5m ² ... 2,395ft ²

All measurements are approximated for display purposes only and should be independently verified
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First Floor



Ground Floor

Entrance Hall
Front door and door to rear through to outside terrace, tiled floor, exposed stonework, power points.

Sitting Room
4.17 x 5.13 m
Brick arched window to front aspect, gas fire with brick surround and oak beam, TV point, power points, radiator, wood flooring.

Kitchen/Diner/Lounge (Open Plan)
9.41 x 4.74 m
Window to front aspect and french doors leading to rear garden, stairs to first-floor landing with under stairs storage space, door to Utility Room.

Window to front and rear aspect, solid wood floor, range of base and wall units with granite worktops, tiled splash back, sink with drainer, free standing electric cooker with gas hob, Integrated fridge freezer and dishwasher, exposed beams, power points, down lights, space for a kitchen table.

Utility Room
Window to rear aspect, plumbing for washing machine.

Cloakroom
W/C, wash hand basin with vanity cupboard, gas boiler, radiator

Landing
Carpet flooring, two windows to the rear aspect, exposed character beams

Bedroom One (Master)
5.28 x 3.54 m
Windows to front aspect, exposed character beams, radiator, walk-in wardrobe, en-suite

Dressing Room/Bedroom 5
2.56 x 3.54 m
Window to front aspect, radiator, space for free-standing wardrobes and dressing table.

Master Bedroom En-suite
Window to rear aspect, walk-in shower, tiled walls and floors, wash hand basin with vanity cupboard, w/c

Bedroom Two
3.12 x 2.77 m
Window to front aspect, exposed character beams, carpet flooring, radiator

Bedroom Three
2.93 x 2.78 m
Window to front aspect, exposed character beams, carpet flooring, radiator

Bedroom Four
3.15 x 2.68 m
Window to front aspect views over the local farm fields, carpet flooring, currently used as a study, exposed character beams

Family Bathroom
Window to rear aspect, free-standing bath, W/C, wash hand basin with vanity cupboard, extractor fan, spotlights throughout.

Rear Garden
Covered terrace with exposed character beams, paved patio seating area, grass mature lawn, raised railway sleeper flower beds, south western facing garden.

Front of Property / Parking
Off-street parking to the front of the property.

Garage
2.81 x 2.48 m
Integral garage space, double hinge swing doors, power and light







Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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