



**SCAGGLETHORPE GRANGE
SCAGGLETHORPE, MALTON**

Cundalls



SCAGGLETHORPE GRANGE SCAGGLETHORPE MALTON, NORTH YORKSHIRE

Scagglethorpe village 1 mile, Malton 4 miles, Pickering 10 miles, Scarborough 20 miles, York 32 miles
Distances Approximate

**A HANDSOME VICTORIAN FARMHOUSE IN NEED OF RENOVATION, OFFERING HUGE POTENTIAL &
SPACIOUS ACCOMMODATION TOGETHER WITH GRASS PADDOCKS OF AROUND 6.5 ACRES.**

ENTRANCE HALL – SITTING ROOM – LIVING ROOM – KITCHEN DINER – BOOT ROOM/REAR HALL – GUEST CLOAKROOM – UTILITY ROOM
GALLERIED LANDING – FOUR DOUBLE BEDROOMS – HOUSE BATHROOM
TWO LARGE ATTIC ROOMS WITH FURTHER POTENTIAL

GARDENS – DRIVEWAY PARKING – OFFICE – GARAGE – FOUR LOOSE BOXES – TACK ROOM – GRASS PADDOCKS
RURAL LOCATION WITH OPEN VIEWS

IN ALL APPROXIMATELY 6.9 ACRES (2.8 HECTARES)

**GUIDE PRICE £650,000
FREEHOLD**

Scagglethorpe Grange is an appealing residential smallholding, comprising of attractive former farmhouse set within its own grounds of approximately 6.9 acres. The house bears many of the hallmarks of its Victorian heritage, including high ceilings, cornicing, panelled internal doors and a fine staircase with carved newel posts and balusters. Constructed of attractive brick elevations under a slate roof, the house is now in need of modernisation improvement, but offers fantastic potential. Subject to securing the necessary consents there is scope to extend, and two large attic rooms, currently accessed via a loft ladder, offer clear possibilities.

The accommodation amounts to almost 2,200sq.ft (excluding loft rooms) and comprises entrance hall, sitting room, living room, kitchen diner, rear hall/boot room, guest cloakroom and utility room. To the first floor, four generously proportioned double bedrooms and a large house bathroom lead off a galleried landing.

The front of the house faces south-east and overlooks its own paddock land, which extends to around 6.5 acres, and is made up mostly of two large fields, plus an additional holding paddock, where there are four stables and a tack room. A driveway provides ample room to park and leads to a garage, which is linked to the rear of the house via a home office.

Scagglethorpe is a highly popular village located just four miles east of Malton. It benefits from a traditional village pub, village hall and playing field. The A64 passes by the village, allowing for convenient access to Malton, a first-rate market town with a reputation as Yorkshire's Food Capital, owing to its high-profile food festivals, artisan producers and eateries. It also benefits from a range of high street and independent retailers, good schools and a railway station with regular services to York and the East Coast. Scagglethorpe Grange is located approximately 1 mile from the village, at the far end of Scagglethorpe Lane, on the opposite side of the A64.

ACCOMMODATION

Front Door opening into:

ENTRANCE HALL

4.3m x 2.3m (14'1" x 7'7")

Staircase to the first floor. Coving. Picture rail. Telephone point. Radiator.



SITTING ROOM

4.3m x 4.2m (14'1" x 13'9")

Open fire with oak surround, slate insert and hearth. Coving. Picture rail. Two wall lights. Bay window to the front and casement window to the side. Radiator.

LIVING ROOM

4.9m x 4.3m (16'1" x 14'1")

Open fire with stone surround and timber mantel. Coving. Picture rail. Bay window to the front and casement window to the side. Radiator.

KITCHEN DINER

4.9m x 4.1m (16'1" x 13'5")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Four ring ceramic hob. Electric double oven. Two oven, LPG-fired Rayburn (not functioning). Fitted fireside cupboard. French doors to the side and casement window to the rear.

REAR HALL / BOOT ROOM

4.1m x 2.3m (13'5" x 7'7")

Dado rail. Tiled floor. Cloaks cupboard. Half-glazed door to the rear. Radiator.

GUEST CLOAKROOM

1.9m x 1.8m (6'3" x 5'11")

Low flush WC and wash basin. Coving. Tiled floor. Casement window to the rear. Radiator.

UTILITY ROOM

4.1m x 2.3m (13'5" x 7'7")

Stainless steel, single drainer sink unit. Automatic washing machine point. Fitted shelving. Electric meter and fuse box.

FIRST FLOOR

GALLERIED LANDING

Dado rail. Casement window to the front. Radiator.

BEDROOM ONE

4.9m x 4.3m (16'1" x 14'1")

Picture rail. Wash basin in vanity unit. Casement windows to the front and side. Radiator.



BEDROOM TWO

4.3m x 4.3m (14'1" x 14'1")

Picture rail. Casement windows to the front and side. Radiator.

BEDROOM THREE

4.3m x 4.1m (14'1" x 13'5")

Casement window to the rear. Radiator.

BEDROOM FOUR

4.1m x 3.3m (max) (13'5" x 10'10")

Period fireplace. Wash basin in vanity unit. Picture rail. Casement window to the side. Radiator.

HOUSE BATHROOM

4.1m x 3.0m (13'5" x 9'10")

Matching suite comprising bath, shower cubicle, wash basin and low flush WC. Airing cupboard housing the hot water cylinder with electric immersion heater. Loft access hatch with pull-down ladder. Casement window to the rear. Radiator.

ATTIC FLOOR (accessed via a loft ladder)

LANDING AREA

5.3m x 2.5m (max) (17'5" x 8'2")

ROOM ONE

4.0m x 4.0m (13'1" x 13'1")

Two casement windows in the gable end.

ROOM TWO

4.9m x 4.0m (16'1" x 13'1")

Two casement windows in the gable end.

OUTSIDE

A gated driveway extends along the rear (western) boundary and culminates with a single garage, linked to the house by a home office. There are gardens principally to three sides of the house, the front garden being enclosed from the land by a brick wall studded with iron railings and handgate leading to the door. The garden to the west features a wide variety of mature shrubs and trees, which could be thinned out to open up the views onto the land. A useful holding paddock lies along the northern side of the house, along with the stables which provide four loose boxes and a tack room/feed store. The bulk of the grazing land is arranged in two main paddocks with an interconnecting field gate. The grassland amounts to approximately 6.5 acres, and the overall site around 6.9 acres.

GENERAL INFORMATION

Services: Mains water and electricity. Septic tank drainage.
Council Tax: Band: F (North Yorkshire Council).
Tenure: We understand the property is Freehold and that vacant possession will be given upon completion.
Post Code: YO17 8EA.
EPC Rating: Current: G1. Potential: C74.
Boundaries: The Vendor will only sell such interest as they have in the boundary hedges and fences etc. All boundaries and areas are subject to verification with the title deeds.
Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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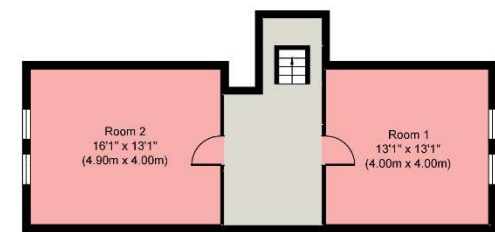


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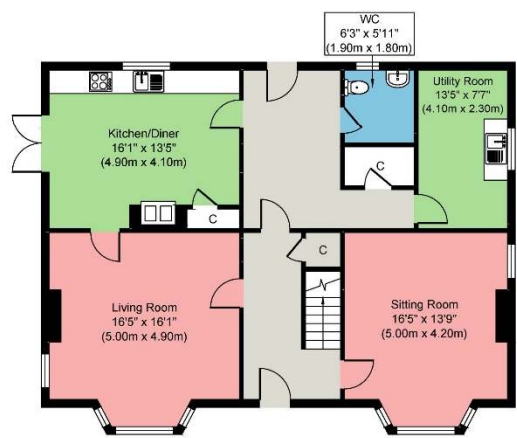
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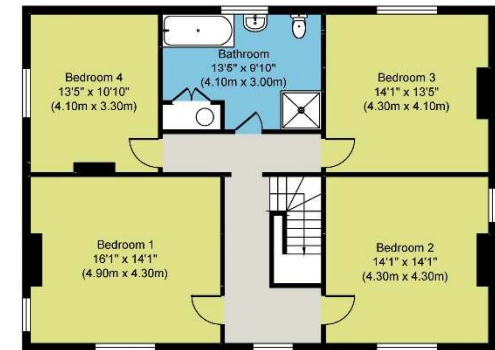




Attic Floor
Approximate Floor Area
521 sq. ft
(48.41 sq. m)



Ground Floor
Approximate Floor Area
1111 sq. ft
(103.18 sq. m)



First Floor
Approximate Floor Area
1080 sq. ft
(100.30 sq. m)



