

THE GORSE STATION ROAD, GANTON



An extremely spacious semi-detached house occupying a large plot of almost 0.4 acres & offering three/four-bedroom accommodation overlooking the nationally renowned, Ganton golf course.

Porch, reception hall, sitting room, dining room, pantry, dining kitchen, guest cloakroom, boot room, first floor landing, three double bedrooms, two bathrooms & attic bedroom/study.

Oil-fired central heating. uPvc double-glazing.

Extensive gardens & grounds, ample parking & detached garage.

Peacefully situated within a convenient village between Malton & Scarborough.

No onward chain.

GUIDE PRICE £499,999

Located off the A64 at the foot of the Yorkshire Wolds, Ganton is an easily accessible village located approximately 9 miles south-west of Scarborough and around 14 miles east of Malton. The village benefits from a pub, parish church, and modern village hall facility, but is probably best known for its nationally renowned golf course, which has hosted several high-profile tournaments, including the Ryder Cup.

The Gorse is a spacious semi-detached family home, built in the arts & crafts style in the early part of the twentieth century, and occupying a superb plot of almost 0.4 acres. It is one of only a small handful of properties which overlook the golf course, on the road leading to the club house. Around twenty years ago the house was extended at the rear, and whilst there is scope for further improvement works, it offers huge potential.

The overall living accommodation is arranged over three floors and amounts to more than 2,200sq.ft, comprising porch, reception hall, sitting room, dining room, pantry, dining kitchen with Aga, lobby, guest cloakroom and boot room/utility. Upstairs there are three double bedrooms and two bathrooms to the first floor, plus a fourth bedroom or study on the top floor. The house benefits from oil-fired central heating and uPvc double-glazing.

Externally there are extensive gardens and grounds, which are mostly laid to lawn, along with well-stocked shrub borders, and a variety of trees. A lengthy gravelled driveway provides ample room to park and leads to a garage.



ACCOMMODATION

PORCH

2.0m x 1.6m (6'7" x 5'3")

Quarry tile floor. Front door opening into:

RECEPTION HALL

4.8m x 2.6m (15'9" x 8'6")

Staircase to the first floor. Picture rail. Telephone point. Casement windows to the front and side. Two radiators.



SITTING ROOM

6.1m x 4.3m (max) (20'0" x 14'1")

Cast iron inset log burner set on a stone hearth with timber mantel. Fireside cabinets and shelving. Television point. Casement window and port hole window to the front. Radiator.





DINING ROOM

6.0m x 4.4m (max) (19'8" x 14'5")

Coving. Casement windows to the side and rear. Radiator.



PANTRY

2.4m x 2.1m (max) (7'10" x 6'11")

Quarry tile floor. Shelving. Casement window to the side.

DINING KITCHEN

5.9m x 3.0m (min) (19'4" x 9'10")

Range of joiner-built kitchen cabinets incorporating a double bowl, stainless steel sink unit. Two-oven oil-fired AGA. Miele gas hob. Casement window to the rear.



LOBBY

Fitted storage cupboard.

GUEST CLOAKROOM

1.6m x 1.1m (5'3" x 3'7")

White low flush WC and wash basin. Extractor fan.

BOOT ROOM / UTILITY

3.8m x 1.5m (12'6" x 4'11")

Coat hooks. Door to the rear. Oil-fired central heating boiler. Radiator.

FIRST FLOOR

LANDING

Airing cupboard housing the hot water cylinder with electric immersion heater. Staircase to the attic floor. Casement window to the side. Two radiators.

BEDROOM ONE

6.1m x 4.3m (max) (20'0" x 14'1")

Fitted wardrobe and fitted shelving to either side of the chimney breast. Casement window to the front. Radiator.



BEDROOM TWO

3.6m x 3.4m (11'10" x 11'2")

Fitted wardrobe. Casement window to the rear. Radiator.



BEDROOM THREE

3.6m x 3.1m (11'10" x 10'2")

Fitted wardrobe. Casement window to the front. Radiator.



BATHROOM ONE

3.9m x 2.6m (12'10" x 8'6")

White suite comprising bath, wash basin in vanity unit and low flush WC. Extractor fan. Casement window to the rear. Heated towel rail. Radiator.



BATHROOM TWO

3.9m x 2.0m (12'10" x 6'7")

White suite comprising bath, walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Automatic washing machine point. Fitted linen cupboard. Casement window to the rear. Heated towel rail. Radiator.



ATTIC FLOOR

BEDROOM FOUR / STUDY

6.1m x 1.9m (20'0" x 6'3")

Velux roof light to the rear. Radiator.

OUTSIDE

The house sits in a large plot of almost 0.4 acres, made up of extensive gardens and grounds which are mostly laid to lawn, along with shrub borders, and a variety of trees. A lengthy gravelled driveway provides ample room to park and leads to a garage.

GARAGE

5.5m x 4.1m (18'1" x 13'5")

Up and over door to the front. Personnel door to the side. Electric light and power.





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.

GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Oil-fired central heating.

Council Tax: Band: E (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO12 4PB.

EPC Rating: Current: E39. Potential: C70.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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