



**STONEACRES, SCALBY NABS
SCALBY, NORTH YORKSHIRE**

Cundalls



STONEACRES

**SCALBY NABS, SCALBY,
SCARBOROUGH, NORTH YORKSHIRE
YO13 0SL**

Scarborough 4 miles, Malton 23 miles, York 40 miles, Leeds 67 miles (all distances approximate)

A beautifully situated country property with incomparable views set within over 5 acres land located close to sought after Scalby village.

- Over 2,500 square feet of exceptionally versatile accommodation offering great scope for improvement.
- Entrance hall – large dual aspect sitting room – dining room – breakfast kitchen – rear porch.
- Master bedroom with adjoining rooms which would be ideal as a dressing room and en-suite.
- Two further large double bedrooms over the two floors.
- Ground floor shower room and first floor bathroom with laundry room and large store room.
- In all 5.71 acres of grounds and land including mature, well stocked gardens and grazing land.
- Large double garage – stables – store shed – ample off-street parking.

NO ONWARD CHAIN

GUIDE PRICE £795,000

DESCRIPTION

An exceptionally well positioned detached house with an incomparable outlook set in over 5 acres. Stoneacres is a unique property occupying an elevated position just a mile from Scalby village and takes in superb sweeping views of Scarborough Castle to the east and infinite miles of rolling countryside to the south and west.

Stoneacres was remodelled in the 1990's and provides spacious and well-proportioned accommodation offering an exceptional level of versatility and scope for imagination to suit any number of purchasers needs.

Amounting to 2,512 square feet the property accommodation comprises:

To the ground floor:

- Spacious entrance hall
- Dual aspect sitting room with an inglenook style fireplace housing a multi fuel stove
- Large dining room
- Front facing breakfast kitchen with a range of marble topped units and an adjacent rear porch housing a newly fitted (2024) central heating boiler
- Two large double bedrooms including a master suite with a pair of adjoining rooms well suited as a dressing room and en-suite if needed
- Large ground floor shower room

To the first floor:

- Large further bedroom with fitted storage
- Bathroom with adjoining laundry room and airing cupboard
- Generously proportioned storeroom

Stoneacres faces south with a well established lawned garden to its front, well stocked borders and various seating areas ideally placed to enjoy the views.

To the side stands a large double garage with ample block paved parking for several vehicles, a further store room and stable building.

The grazing land benefits from a separate road access off Scalby Nabs.

LOCATION

Scalby is a well-served, sought-after village some three miles to the north of the seaside town of Scarborough lying just outside the eastern boundary of the North York Moors National Park and just two miles from North Bay beach. The village benefits from a regular bus service, two dog friendly pubs (The Plough Hotel having an AA rosette for food and accommodation), a café/restaurant, hairdressers, beauty salon, eye and ear care businesses, newsagent/grocery store, two churches, two community halls, playing fields, tennis courts and a bowling green. A few minutes away is the socially popular Scarborough Rugby Club with gyms, squash and badminton courts, bars and restaurant, an excellent local supermarket, community library, two GP surgeries and a petrol station.

Scarborough town is close at hand offering a wide range of amenities including supermarkets, an indoor produce market, a famous theatre with cinema, leisure centres, entertainment venues and a train station which provides excellent regular services including a 45 minute journey to vibrant York city centre where many main line connections are made from.



ACCOMMODATION

ENTRANCE HALL

Timber front door. Pair of feature windows to the front. Stairs to the first floor. Vaulted ceiling. Exposed stone wall to part. Radiator. Opens to central hallway with windows to the front and a further radiator.



LIVING ROOM 5.40 m (17'9") x 4.90 m (16'1")

Dual aspect room with windows to the front and rear. Three radiators. Multi fuel stove set within a stone fireplace alcove and stone hearth. Coving. Wall light points. Television point. Telephone point.



DINING ROOM 6.50 m (21'4") x 3.50 m (11'6")

Pair of windows to the rear. Two radiators. Wall light points. Feature beams. Glazed double doors from the hallway.



KITCHEN **5.80 m (19'0") x 3.20 m (10'6")**

Solid oak kitchen base and wall cabinets with marble worktops incorporating a one and a half bowl sink unit with mixer tap. Cream gas range cooker with extractor hood (LPG gas). Casement window to the front elevation. Radiator. Spotlights. Door through to the rear porch.



REAR PORCH/POTENTIAL UTILITY ROOM **2.80 m (9'2") x 1.80 m (5'11")**

Range of fitted storage cupboards. Newly fitted (2024) Worcester Bosch oil fired central heating boiler. Half glazed door to the outside.

BEDROOM ONE **4.90 m (16'1") x 4.10 m (13'5")**

French windows to the front elevation. Radiator. Coving. Dado rail.

DRESSING ROOM **4.00 m (13'1") x 2.40 m (7'10")**

Casement window to the rear. Radiator.

STUDY/POTENTIAL EN-SUITE **4.00 m (13'1") x 2.40 m (7'10")**

Casement window to the front. Radiator. Telephone point.



BEDROOM THREE 4.90 m (16'1") x 3.50 m (11'6")

Casement window to the rear. Radiator. Wardrobes.



SHOWER ROOM 3.40 m (11'2") x 2.50 m (8'2")

Shower cubicle. Pedestal wash hand basin. Low flush WC. Casement window. Radiator. Coving. Electric light and shaver point.



FIRST FLOOR

BEDROOM ONE 5.20 m (17'1") X 4.90 m (16'1")

Dual aspect with windows to the front and side. Fitted wardrobes. Radiator.



BATHROOM 3.70 m (12'2") x 3.20 m (10'6")

Bath with tiled surround. Separate walk in shower cubicle. Low flush WC. Pedestal wash hand basin. Casement window to the front. Radiator. Walk in airing cupboard housing hot water cylinder with slatted shelving. Walk in laundry room with fitted shelving and plumbing for a washing machine.

STORE ROOM 6.50 m (21'4") x 1.70 m (5'7")

Exposed floor boards. Eaves cupboard with access into a sizable roof void.

GROUNDS & GARDEN

Stoneacres has mature south facing grounds which have been attractively planted up with a number of well established shrubs and borders. The garden has several seating areas, designed to take in the glorious views.



GARAGE & BUILDINGS

GARAGE **7.40 m (24'3") x 4.80 m (15'9")**

Electric roller shutter door. Window to the rear. Door to the front and door to the side. Casement window to the rear. Water supply. Consumer unit.

STORE **3.60 m (11'10") x 3.00 m (9'10")**

Electric light

STABLE **4.70 m (15'5") x 4.10 m (13'5")**

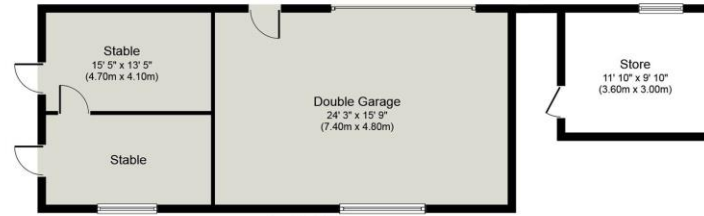
Link fenced and gated to concrete area with pair of stable doors. Window to the side. Electric light and power.

LAND

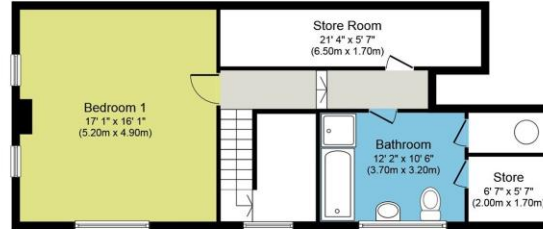
Stoneacres is situated within land and grounds which amount to 5.71 acres in total of which around 4.65 acres is agricultural land. In all the property is ring fenced with an additional access directly from the private road serving Scalby Nabs to the north-east boundary. The agricultural land wraps around the house and gardens and comprises a mixture of level and steeper pasture land.







Outbuildings
Approximate Floor Area
710 sq. ft.
(66.0 sq. m.)



First Floor
Approximate Floor Area
689 sq. ft.
(64.0 sq. m.)



Ground Floor
Approximate Floor Area
1,823 sq. ft.
(169.4 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. 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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GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. We understand the roadway running from the public highway to the east through Scalby Nabs is a private road and we understand the property has full rights of access for all times and all purposes.

BOUNDARIES

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.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water, drainage and electric. Oil-fired central heating.
Planning: North York Moors National Park
Council Tax: Band G
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766
EPC: Current: F/34 Potential B/84
Details prepared March 2024. External photography taken October 2023, internal shots taken January 2024

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

