



**STEPNEY HOUSE, 171 STEPNEY ROAD,  
SCARBOROUGH, NORTH YORKSHIRE**

**Cundalls**  
EST. 1860







## **STEPNEY HOUSE, 171 STEPNEY ROAD**

SCARBOROUGH  
NORTH YORKSHIRE  
YO12 5NJ

*Malton 16 miles, York 39 miles, Leeds 68 miles (all distances approximate)*

***A substantial 18<sup>th</sup> Century farmhouse providing over 3,000 square feet of stylishly presented family accommodation located on the fringes of the town, overlooking open countryside.***

- Period property with an attractive range, of up to date and versatile accommodation
- Dining Hall – Snug – Sitting Room – large Living Dining Kitchen – Utility Room – Garden Room – Cloakroom – Basement room
- Up to five double bedrooms – one with en-suite – house bathroom – shower room - WC
- Landscaped grounds with lawned garden, vegetable garden and stone flagged seating area, .
- Garage and ample private parking.

**GUIDE PRICE £595,000**

DESCRIPTION

An 18th century farmhouse with stylishly appointed family accommodation, located in a convenient, semi-rural position on the outskirts of Scarborough. Looking south across open farmland, Stepney House combines a huge amount of period character with a number of attractive period feature along with a range of stylishly presented accommodation well suited to the 21st century.

In all the house provides over 3,000 square feet of space, with accommodation arranged over four floors with the majority to the ground and first floors, where well-proportioned rooms offer a versatile layout of accommodation. In brief, a large dining hallway with a pair of reception rooms to both sides, including a cosy, dual aspect sitting room with multi fuel stove. At the rear is a side hall with utility room and the large open plan living dining kitchen, fitted with a high specification range of cabinets including a distinctive English Elm and resin topped island. To the far end is the garden room with doors out onto the garden and the cloakroom. In the basement is a large and useful space, used as a cinema room, this has an independent access out to the garden so could be utilised for a number of purposes.

There are up to five double bedrooms in total, arranged over the top two floors, one with an en-suite shower room and a bath or shower room to each floor.

The grounds have been landscaped and provide an ideal combination of entertaining areas along with traditional lawn and vegetable garden. There is plenty of parking on the driveway and within a large stone garage and storage building.

LOCATION

Scarborough's attractions are manifold and include: two spectacular sandy beaches, extensive twelfth century castle ruins, fishing harbour & lighthouse. The town is exceptionally well served for amenities, schooling and health services. The town is especially well located for those keen on the outdoors, being within easy reach of Dalby Forest, the North York Moors National Park and the Coast. Culturally, Scarborough is the home of the Stephen Joseph Theatre, where Sir Alan Ayckbourn was for many years the resident director. County cricket is played in the town in summer.

ACCOMMODATION

ENTRANCE VESTIBULE  
Panelled front door. Step down.

DINING HALL  
5.80 m (19'0") x 5.00 m (16'5")  
Herringbone parquet flooring. Gas fire with slate tiled surround and hearth. Handsome pair of original fireside cupboards with arched pediments and glass displays. Sliding sash window to the front with panelled reveals and window seat. Sliding sash to the rear. Exposed stonework to part. Stairs to the basement level.



STUDY  
5.00 m (16'5") x 4.34m (14'3")  
Yorkshire sliding sash window to the front. Fireplace housing cast iron stove. Recessed cupboard. Beamed ceiling with recessed lights. Arched glazed cabinet.

SITTING ROOM  
5.00 m (16'5") x 4.34 m (14'3")  
Sliding sash window to the front with panelled reveals and window seat. Spot of leaded windows to the side. Glazed door to the front. Cast iron woodburning stove set into a brick lined fireplace with stone surround and hearth. Television point. Radiator. Wall lights.





#### SIDE HALL

Half glazed door out to the rear. Fitted coats cupboard. Parquet style wood floor.

#### UTILITY ROOM

2.70 m (8'10") x 1.50 m (4'11")

Belfast sink unit set on a washstand. Ideal gas fired central heating boiler. Velux roof light. Automatic washing machine point. Wall lights.

#### KITCHEN LIVING ROOM

7.80 m (25'7") x 5.85 m (19'2")

A high-quality range of fitted base and wall kitchen cabinets incorporating a Belfast sink. Bespoke English elm and resin Island unit with breakfast bar seating. AGA oven. Integrated AEG electric oven. Integrated dishwasher. Exposed wood floor. Living area with wood burning stove set upon a stone hearth. Windows to the side. Vaulted ceiling with beams.

#### GARDEN ROOM

Full height glazing to the west. Pitched ceiling. Tiled floor. Radiator. Walk in coat cupboard. Electric fuses. Storeroom.

#### CLOAKROOM

2.00 m (6'7") x 1.36 m (4'6")

Low flush WC. Wash hand basin. Chrome heated ladder towel rail. Tiled floor. Window to the rear.





## LOWER GROUND FLOOR

### BASEMENT

5.00 m (16'5") x 4.23 m (13'11")

Sliding dash to the rear. Door out to the rear. Radiator. Electric fuses.

## FIRST FLOOR

Window to the rear. Two sets of stairs leading up to the second floor. Fitted storage cupboard.

### BEDROOM ONE

4.51 m (14'10") x 4.38 m (14'4")

A dual aspect room with sash window to the front with original window seat, fitted storage and panelled reveals. window to the side. Radiator. Portrait panelled wall. Range if fitted wardrobes.

### EN-SUITE SHOWER ROOM

1.60 m (5'3") 1.60 m (5'3")

Walk in shower cubicle with rain head shower overhead. Wall hung wash hand basin with fitted storage. Chrome heated ladder towel rail. Window to the side. Extractor fan. Shaver point. Tiled floor. Shaver point.





### BEDROOM TWO

3.70 m (12'2") x 3.21 m (10'6")

sash window to the front with window seat, fitted storage and panelled reveals. Feature recess to the side of the chimney breast. Fitted storage cupboard. Radiator. Coving



### BEDROOM THREE

5.16 m (16'11") x 4.40 m (14'5")

A dual aspect room with sash window to the front with original window seat and panelled reveals. window to the rear. Radiator. panelled wall. Fitted storage cupboard. Radiator.

### SHOWER ROOM

3.15 m (10'4") x 1.44 m (4'9")

Fully tiled corner shower unit. Pedestal wash hand basin. Chrome heated ladder towel rail. Casement window to the front. Tiled walls depart. Extractor fan. Tiled floor.

### WC

2.57 m (8'5") x 0.97 m (3'2")

WC set into a concealed system. Sink set into fitted cabinetry with cupboard. Panelled walls. Window to rear. Coving.



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## SECOND FLOOR

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### STUDY

4.45 m (14'7") x 3.13 m (10'3")

Roof light to the front and rear. Eaves storage cupboards to both sides. Radiator.

### BEDROOM FOUR

4.34 m (14'3") x 4.25 m (13'11")

Large double room with a part vaulted ceiling. Roof lights to the front and rear. Fitted eaves storage. Radiator. Stairs down to the first floor. Exposed original beams.



### BEDROOM FIVE

4.43 m (14'6") x 4.42 m (14'6")

Sliding sash window to the side. Roof light to the rear. Radiator. Fitted eave storage to both sides. Original beams. Range of fitted wardrobes, cupboards, desk unit and shelving.

### BATHROOM

3.68 m (12'1") x 2.18 m (7'2")

Fully tiled bathtub with central tap. Inset sink set into a tiled washstand. WC set into a concealed tiled system. Two Chrome heated ladder towel rails. Velux Roof light to the rear. Tiled floor. Recessed ceiling lights. Light at bathroom mirror. Exposed original beams.





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## GARDEN & GROUNDS

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Stepney House is set well off Stepney Road, located down a short private road shared with just a handful of houses. The farmhouse facing southeast with a pretty cottage style garden framing the house to its front.



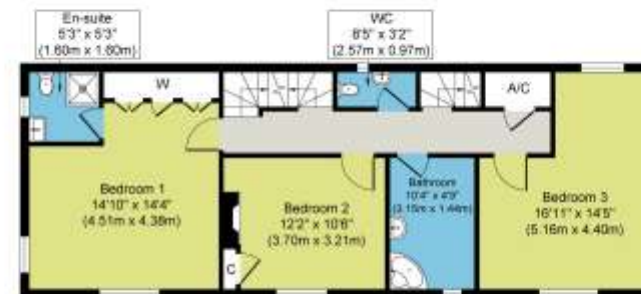
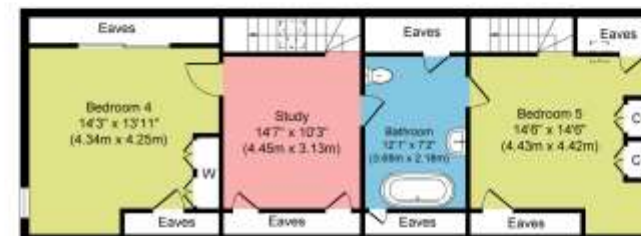
The majority of the garden lies to the rear and has been landscaped to create individual areas with a stone flagged outside seating and dining area, lawned garden bounded by herbaceous flower borders and a separate vegetable garden with raised beds. There is plenty of parking on the driveway to the side and within the large garage storage building.



## GARAGE

Stone and pantile construction. Double doors to the front. Electric light and power.





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**

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**EASEMENTS, RIGHTS OF WAY & WAYLEAVES**

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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.

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**BOUNDARIES**

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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.

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**ENERGY PERFORMANCE CERTIFICATE**

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Current: E/42 Potential: C/77

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**METHOD OF SALE**

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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](mailto:judith.simpson@cundalls.co.uk).

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**GENERAL INFORMATION**

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Services:	Mains water, drainage, gas and electric. Gas fired central heating. High speed broadband available (provider dependant)
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
Postcode:	YO12 5NJ
Planning:	Scarborough Borough Council

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.



