

## 2 RED BRIAR COTTAGES BROXA, NEAR SCARBOROUGH



**An idyllically situated lifestyle property comprising a characterful family home,  
located within mature land and grounds of almost an acre in total.**

A charming stone cottage with extended and improved accommodation of over 1,600 sq.ft.

Entrance Hall – Farmhouse Kitchen - Pantry with Cloakroom - Garden Room - Sitting Room - Snug/Study

Three first floor double bedrooms – House bathroom

Extensive garden and grounds with landscaped formal garden, vegetable and soft fruit garden and wildflower meadow/holding paddock with poly tunnel and greenhouse.

Double garage and ample private parking

**GUIDE PRICE £585,000**



2 Red Briar Cottages is a unique lifestyle property, occupying a superb rural position with far reaching views located within a small rural hamlet, only a 15-minute drive from the bustling seaside town of Scarborough.

Forming the eastern half of a pair of stone character cottages, 2 Red Briar Cottages has been thoroughly updated and skilfully extended over the past twenty years with sensitivity and flair to create a timeless country home which provides a deceptively spacious level of accommodation. One of the properties principal attractions are its grounds with a glorious flower garden, extensive vegetable and soft fruit garden and wildflower meadow with grazing amounting to 0.9 acres in total, absolutely ideal for those buyers looking for their own version of the Good Life.

Built from dressed stone under a rosemary tile roof, the cottage provides 1,646 square feet of characterful and well-presented accommodation which in brief comprises, entrance hall, garden room, farmhouse kitchen with adjoining utility and cloakroom. Dual aspect sitting room with wood burning stove and a study/snug. Upstairs are three bedrooms, all of which are well proportioned doubles and have attractive rural views from every angle and the main house bathroom. Externally there is ample private parking on the gravelled driveway and within a large double garage.



## LOCATION

The property is situated within the pretty, rural hamlet of Broxa which lies within the beautiful environs of the North York Moors National Park and close to Heritage Coastline where the opportunities for outdoor activities and country pursuits are numerous. Broxa lies only 8 miles from Scarborough's attractions which 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 COMPRISES

### ENTRANCE HALLWAY

Half glazed door with window to the side. Window to the rear. Spanish quarry tiled flooring.

### GARDEN ROOM

4.60 m (15'1") x 4.20 m (13'9")

A light and airy, triple aspect room with windows to the front, rear and side and French windows opening out into the garden. Reclaimed church pews fitted as window seats. Spanish quarry tiled floor with underfloor heating. Cast iron multi-fuel stove set upon a tiled hearth with reclaimed lintel mantel piece.



### FARMHOUSE KITCHEN

4.50 m (14'9") x 3.60 m (11'10")

Range of re-fitted base units (2021) with marble effect worktops incorporating a one and a half bowl stainless steel sink unit. Cream AGA oven – the AGA powers the hot water. Integrated dishwasher. Oak shelving with under lighting. Quarry tiled floor with underfloor heating. Pair of double-glazed Yorkshire sliding sash windows to the front.



### UTILITY ROOM

4.00 m (13'1") x 1.60 m (5'3")

Eurostar floor standing central heating oil boiler. Belfast sink. Dual aspect with windows to the rear and side. Fitted wall cupboard. Radiator. Washing machine point. Quarry tiled floor.

### CLOAKROOM

1.60 m (5'3") x 1.00 m (3'3")

Low flush WC. Wall hung sink. Window. Quarry tiled floor.

### SITTING ROOM

4.50 m (14'9") x 3.55 m (11'8")

Dual aspect with sash windows to the front and rear. Cast iron stove set into an alcove with a brick surround, flagstone hearth and oak mantel. Fitted original fireside cupboard with shelving. Television point. Radiator.



### FRONT HALL

Panelled front door. Window light over. Radiator. Electric fuse cupboard overhead. Stairs to the First Floor.

### STUDY

4.50 m (14'9") x 2.40 m (7'10")

Dual aspect room with sash windows to the front and rear. Beamed ceiling. Radiator. Fitted overhead cupboard housing the fuse box. Understairs storage area.



## FIRST FLOOR

### LANDING

Windows to the rear. Airing cupboard housing hot water cylinder with access through to the loft void for storage. Loft access hatch with a drop-down ladder; the loft is boarded out for storage. Overhead fitted storage cupboard.

### BEDROOM ONE

4.50 m (14'9") max x 3.55 m (11'8") max

Dual aspect room with sash windows to the front and rear. Radiator.



### BEDROOM TWO

3.60 m (11'10") x 3.50 m (11'6")

Sash window to the front. Radiator.



### BEDROOM THREE

4.50 m (14'9") x 3.40 m (11'2") max

Casement window to the side. Radiator. Beams. Varnished wooden floorboards.



### BATHROOM

2.70 m (8'10") x 1.80 m (5'11")

Varnished wooden floorboards. Bath with electric power shower overhead. Low flush WC. Pedestal wash hand basin. Loft inspection hatch. Wall light. Radiator. Velux roof light.



## **GARDEN & GROUNDS**

2 Red Briar Cottages stands at the top of Broxa Hill and occupies an elevated position with far reaching views across Troutsdale and towards Dalby Forest. The cottage is situated along a private driveway and is set in a plot of just under an acre in total.

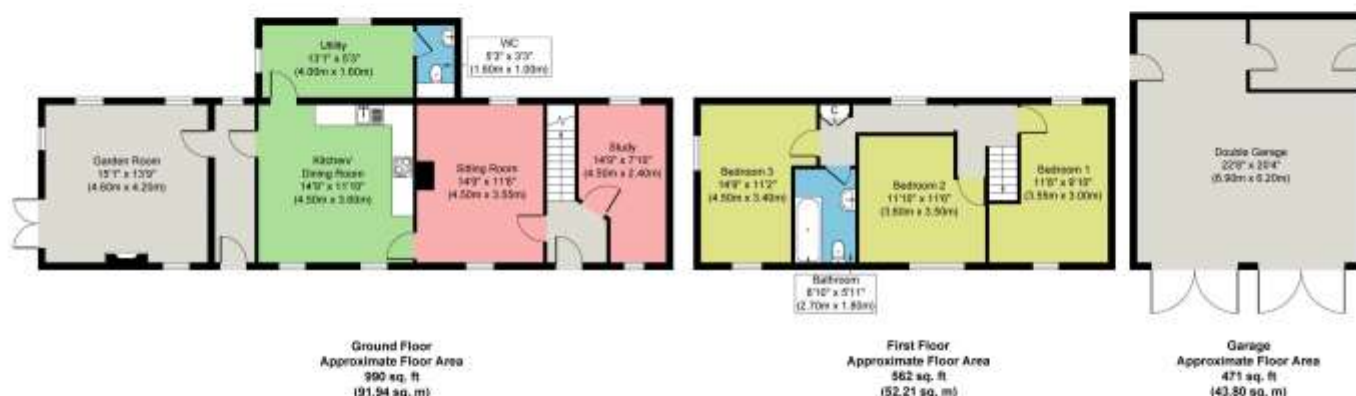
Outside, the cottage has the most glorious cottage garden; with borders filled with a wide variety of bulbs, flowers, well established shrubs and ornamental trees. The side garden features clipped box hedging and wide borders of phlox which create a stunning display in the summer and a sheltered south facing paved courtyard; ideal for sitting out and enjoying the garden. To the rear, the lawned garden gives way to a grassy paddock area with wildflower meadow beyond and with polytunnels to the side. There is a large, enclosed vegetable and soft fruit garden with a wide variety of fruits including raspberries, gooseberries, black and red currants, loganberries and well-established plum and apple trees. A greenhouse and timber stable building stand within the grounds. All in all an absolutely ideal property for those buyers keen to create a more sustainable lifestyle.



## **GARAGE & STORAGE**

6.90 m (22'8") x 6.20 m (20'4")

Substantial stone-built building. Electric light and power points. Timber double doors to the front. Timber door to the side. Storage cupboard with door out.



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

**Service:** Mains water and electric. Central heating is oil-fired. AGA is oil fired and powers the hot water. Drainage is to a septic tank which we understand to be compliant.

**Council Tax:** Band E

**Tenure:** We understand that the property is freehold and that vacant possession will be granted upon completion.

**Planning:** North York Moor National Park. 01439 770657

**Viewing:** Strictly by appointment with the Agent's Pickering office.

**Post Code:** YO13 0BP

**EPC:** Current E/46 Potential C/79

## ADDITIONAL INFORMATION

*The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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 within the 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.

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