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GREEN LANE CROFT · SCALBY · SCARBOROUGH



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**RICS**

**PRS** Property Redress Scheme



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## GREEN LANE CROFT

560 Scalby Road, Scalby, Scarborough  
YO13 0NU

*Scarborough 3 miles · Whitby 16 miles  
Pickering 18 miles · Malton 23 miles*

**Charming period house with garage, located within walking distance of a range of local amenities within this popular village**

Porch, staircase hall, cloakroom/wc, 3 reception rooms, kitchen/dining room

Principal bedroom suite with dressing area and bathroom, 4 further bedrooms, house bathroom

Garden, summer house, drive, double garage

**For Sale Freehold**

Green Lane Croft is a detached house that originally dates from the late nineteenth century and is built of stone, part rendered, with a pantile roof. It has, over the years, been extended and skilfully updated whilst retaining some of its original character and architectural features. Discreetly concealed at the end of a long drive, this fine property provides generous living space, ideal for a family.

- Detached Victorian five-bedroom house
- Family accommodation totalling over 2500 sq ft
- Generous, part open-plan living/entertaining space
- Discreet position set far back from Scalby Road
- Double garage and long drive
- Garden on two sides with summer house
- Popular village with a range of amenities
- Some five minutes' drive to Scarborough

An entrance porch with port hole window opens onto a central staircase hall with walk-in cloaks cupboards and cloakroom/wc. On the ground floor the accommodation flows from room to room with double glass doors connecting the main living spaces. The sitting room extends more than 22 ft in length and has exposed ceiling beams and a wood-burning stove on a raised hearth flanked by two windows with garden views. Internal double glass doors set in an arched window open onto the garden room with exposed stonework, a ceiling rising to double-height and French doors onto the garden. In addition, there is a cosy family room with an internal window, exposed ceiling beams and a fireplace housing an open fire. The kitchen dining room is a superb entertaining space with ceiling beams, a log-burning stove and ample space for a family-sized table and sofa in the dining/living area. The kitchen has a range of

units, wooden worktops and a Butler sink. On the first floor, the principal bedroom suite enjoys its own independent wing and has a bathroom featuring a steam room/power shower with a wall-mounted folding seat. There are four additional double bedrooms and a house bathroom with full-height tiling and a bath tub.

### Outside

The property is set back from the road via a private gravel driveway, some fifty metres in length, leading onto a block paved area that gives access to a parking and turning area in front of the double garage. The garage has a remote-controlled door, power and light. At the rear, the garden is predominantly laid to lawn and enclosed by fencing and well-established hedges that provide screening along with a row of mature shrubs and trees. Abutting the house is a sheltered, block-paved terrace and within the garden is an additional paved sitting out area facing south and a summer house/shed.

### Environs

Green Lane Croft lies towards the northern end of the village and half a mile from the High Street. Scalby is a rightly popular and much loved village, situated just west of Scarborough, with a range of amenities including primary and secondary schools, convenience stores, The Nags Head public house, The Plough pub/restaurant, tea rooms, rugby and cricket clubs, a church and a community village hall. The village offers a regular bus service to Scarborough and is well located with the coast, the North York Moors and Dalby Forest on the doorstep.



**Tenure:** Freehold

**EPC Rating:** D

**Services & Systems:** All mains services. Gas central heating. Boiler was installed in 2017 and is a Vaillant EcoTEC system - under warranty until 11/09/2024.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Viewing:** Strictly by appointment

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

**Local Authority:** North Yorkshire Council [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**Directions:** Heading into the village from the north on the A171, the property can be found at the northern end of the village on the right hand side. The house can just be seen at the end of a long, private gravelled drive, indicated by a sign - '560' - on the copper beech tree.

## Green Lane Croft, 560, Scalby Road, Scalby, YO13 0NU



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1389 SQ FT / 129.08 SQ M

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1140 SQ FT / 105.9 SQ M

Garage  
17'7 x 14'11  
(5.35m x 4.54m)

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2529 SQ FT / 234.98 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 83   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             | 34   F  |           |
| 1-20                     | G             |         |           |

**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs, particulars and showreel: November 2023.



City

Country

Coast