

Blenkin

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ESTABLISHED 1992



THE COACH HOUSE • STAXTON • SCARBOROUGH

THE COACH HOUSE

Wains Lane, Staxton, Scarborough,
YO12 4SF

Seamer 4.5 miles • Scarborough 7 miles
Malton 17 miles • York 34 miles

A charming cottage with views towards The Yorkshire Wolds

Entrance • kitchen/dining room •
utility/wc • sitting room

2 double bedrooms • house bathroom

Courtyard • off-street parking • south
facing rear garden • brick outbuilding

For Sale Share of Freehold

Converted from a former Coach House in 1990 and further extended in 2015, The Coach House is a detached brick built property under a slate roof of generous proportions, which sits in the heart of this lovely village, developed by the current owners in keeping with the property's heritage and rural environment.

- Double fronted, detached
- Two reception rooms, two bedrooms
- Off-street parking
- Private walled garden
- In the heart of a popular village
- On the edge of the Yorkshire Wolds
- Rapid access to the coast and York via the nearby A64
- Four miles to Seamer Railway Station

The 25 foot kitchen dining room benefits from ceramic flooring and granite work surfaces and has ample room for a family sized dining table. There is an electric Aga, an electric wall oven and plumbing for a dishwasher and a fridge freezer. From here leads to a utility room with a sink, WC and plumbing for a washer/dryer.

There is a cupboard containing the hot water tank and central heating thermostat. The 20 foot sitting room benefits from bifold doors opening south, leading to the courtyard and onward to the walled garden. A traditional fireplace housing a multi fuel stove set on a flagstone hearth with a stone lintel, brings charm and character to the room. A staircase rises to the landing, giving access to the house bathroom and two double bedrooms – one with double, the other with triple aspect UPVC windows under pitches, and views towards the rolling hills of the Yorkshire Wolds. The bathroom benefits from a bath with electric shower over, WC and a heated towel rail.

Outside

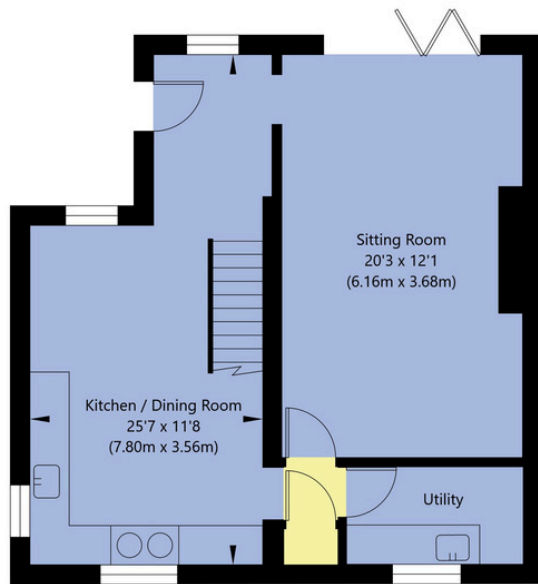
This charming cottage is located on Wains Lane off the main street, with the benefit of a south facing rear garden and a brick outbuilding. Access is gained by a five bar gate into a generous gravelled courtyard which provides ample off street parking. From here, a rose covered arch leads into a private, enclosed lawned garden with well stocked borders, and a useful garden shed.

Environs

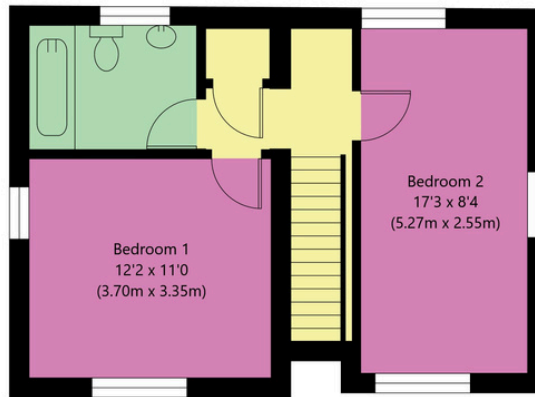
Staxton is served by a number of local amenities including a primary school, playing fields with cricket club, village hall, eleventh century church and Harpers Fish & Chip restaurant; it is also host to an annual music festival. Located just off the A64 trunk road, the village stands between the Vale of Pickering and the steeply rising Yorkshire Wolds to the east, convenient for the Yorkshire coast and North York Moors. There is a good bus route and a railway station at nearby Seamer on the Trans Pennine Express providing a service to mainline York as well as Malton and Scarborough. The village offers easy access to secondary schools in Malton and Scarborough as well as Scarborough Technical College and the independent Scarborough College.



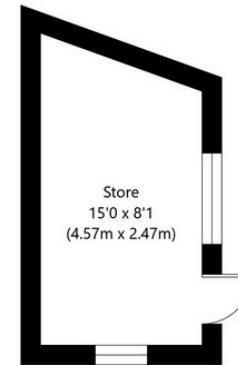
The Coach House, Wains Lane, Staxton, Scarborough, YO12 4SF



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 579 SQ FT / 53.79 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 429 SQ FT / 39.87 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1008 SQ FT / 93.66 SQ M - (Excluding Store)
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		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		
1-20	G	18 G	

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Tenure: Freehold

EPC Rating: G

Services & Systems: Mains electricity, water and drainage. Electric central heating.

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

Directions: Turning off the A64 at Staxton, take the first left onto Wains Lane and The Coach House is on the left hand side.



City

Country

Coast