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# FAIRWAYS

Cayton Bay, Scarborough YO11 3NR

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## FAIRWAYS

**1930s bungalow on the headland with  
remarkable sea views**

*Scarborough 3 miles • Filey 4 miles  
Pickering 18 miles • York 36 miles*

Porch • entrance and staircase hall • 2 reception  
rooms • kitchen • utility room • 3 bedrooms • 2  
bathrooms

2 garages • shed

Front garden • rear courtyard garden

**For Sale Freehold**



ESTABLISHED 1992

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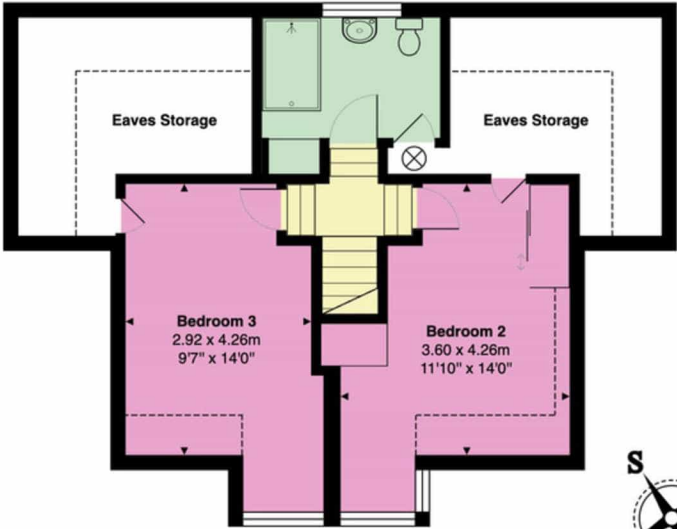
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# Fairways, Killerby Cliff, Cayton Bay, Scarborough, YO11 3NR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Gross Internal Area: 147.2 m<sup>2</sup> ... 1584 ft<sup>2</sup> (excluding garage, eaves storage)

All measurements are approximated for display purposes only and should be independently verified  
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**First Floor**  
Gross Internal Area: 39.5 m<sup>2</sup> ... 425 ft<sup>2</sup>



**Ground Floor**  
Gross Internal Area: 107.7 m<sup>2</sup> ... 1159 ft<sup>2</sup>

City

Country

Coast



Fairways is a detached bungalow built in 1934 as a holiday home for the Terry's of York family and extended in recent years by the current owners. It lies at the end of the road, quite literally, with only the open sea to the front and fields behind. Its position, setting and outlook are its defining characteristics. Breathtaking panoramic views include the 12th century romantic ruins of Scarborough Castle. Just below the clifftop lies a sandy bay, popular for swimming, surfing and dog walking. This much-loved home is on the market for the first time in twenty years.

- Detached 1930s dormer bungalow
- Built as a holiday home for Terry's of York 'Chocolate Orange' family
- Coastal property with extraordinary sea views
- Versatile accommodation of more than 1500 sq ft arranged over 2 floors

- Useful ground floor bedroom and bathroom
- Surrounding gardens and grounds
- 2 garages and driveway parking
- Midway between Scarborough and Filey
- Ten minutes' drive from Seamer Railway Station connecting to York

Two well-proportioned rooms with square bays enjoy front facing views overlooking the front garden with coastal views beyond. The principal sitting room has a living flame gas fire and the second room is currently used as a ground floor bedroom served by a ground floor bathroom. There is a modern kitchen fitted with a range of matching units an utility/laundry room adjacent. The separate dining room has double doors to an all-year garden room, a sunny private space with a south west outlook

**Tenure:** Freehold

**EPC Rating:** E

**Council Tax Band:** C

**Services & Systems:** Mains electricity, water and drainage. Oil fired central heating. LPG gas fire/hob, solar panels.

**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.

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

**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.







and French doors opening onto the tree-lined courtyard. On the first floor there are two double bedrooms with picture windows of the coastline, both with ample eaves storage. A first floor bathroom includes a large walk-in shower.

### Outside

The entire plot is enclosed with boundary fencing. At the front, there is an area of lawn and a drive with a parking and turning area that terminates in front of the two garages. The rear part of the garden is enclosed behind a high fence with a garden gate. Here is a raised vegetable bed and potting shed that continues to a paved courtyard garden with raised beds and ornamental trees. In addition, there is a timber shed with

windows, currently housing a hot tub. A garden gate gives access to the footpaths along Killerby Cliff and the Cleveland Way National Trail. This is an area rich in wildlife with a resident barn owl and regular sightings of hare and deer as well as a variety of sea birds.





## Environs

Fairways is situated on a cliff top close to the village of Cayton with its local amenities that include two convenience stores, pubs and a post office. Cayton Bay is a year-round dog-friendly beach with a magnificent sweeping bay regularly awarded the ENCAMS Seaside Award and the Quality Coast Award from the Marine Conservation Society. Some ten minutes' drive away is Seamer railway station providing a regular train service to Scarborough, Malton and York. The towns of Filey and Scarborough, offering a wealth of amenities, are both within easy reach by road.

**What3words:** ///cackling.ranges.exist

## Viewing

Strictly by appointment.



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