

309A SCALBY ROAD

Scarborough



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**Luxury, high-performance home
surrounded by landscaped gardens and
grounds**

*Scalby 1 mile • North Bay Beach and Scarborough town centre
1.5 miles • Pickering 17 miles • Malton 22 miles • York 38 miles*

Entrance and staircase hall • sitting room • living/dining
room and kitchen • pantry • utility room • boot/cloaks
room • separate wc

Principal bedroom with dressing room and bathroom
• 3 further bedrooms with en suite bathrooms • further
dressing room

Double garage

Gardens and grounds

For Sale Freehold

Blenkin
& Co

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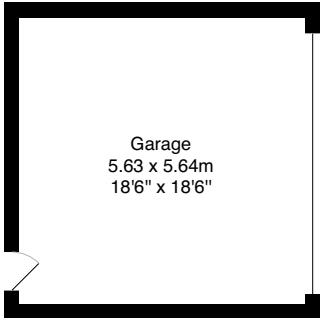
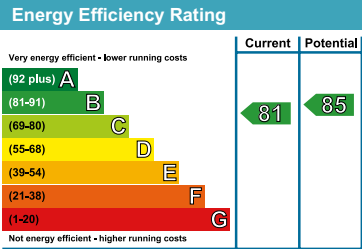
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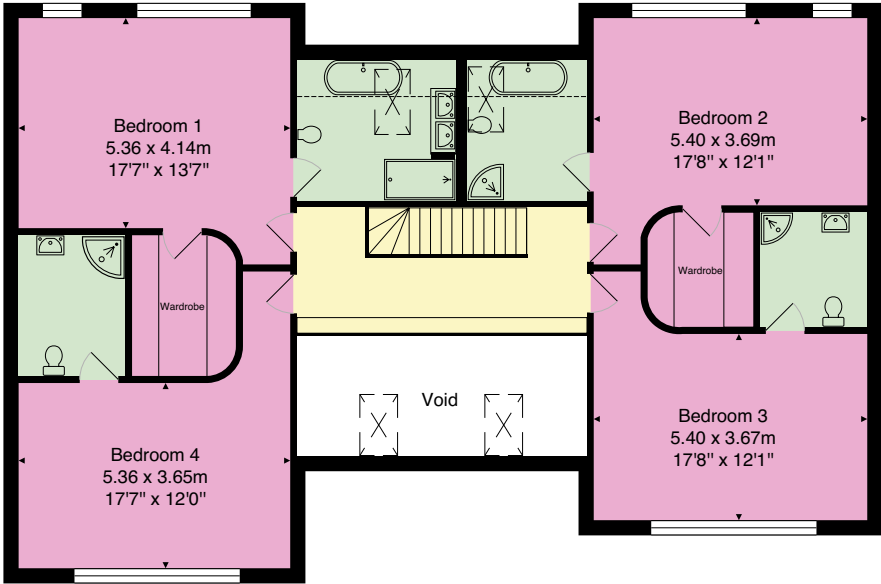
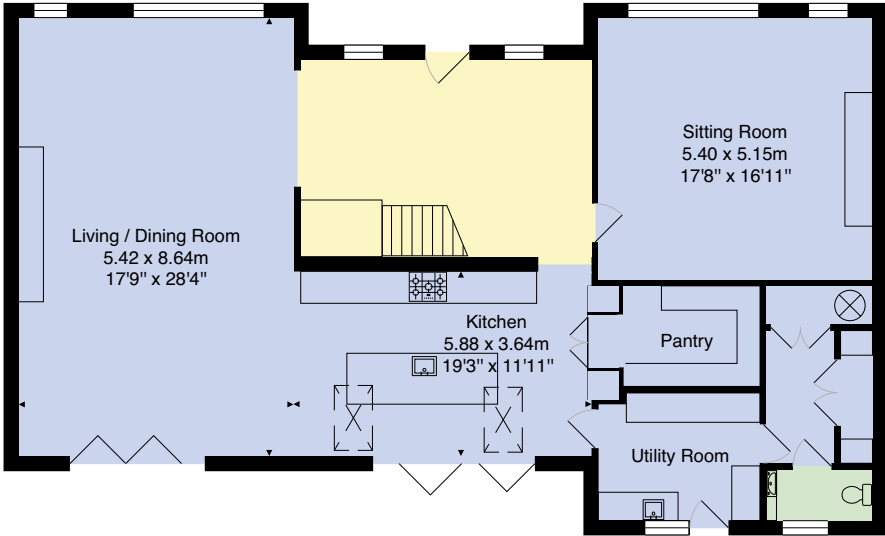
Approximate Gross Internal Floor Area
Main House - 291 SQ M / 3134 SQ FT - (Excluding Garage)
Total - 322.9 SQ M / 3,476 SQ FT (Excluding Void)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Ground Floor
Area: 147.3 m² ... 1586 ft²

First Floor - (Excluding Void)
Area: 143.9 m² ... 1548 ft²



City

Country

Coast

This exceptional new-build residence is a statement in modern luxury, offering privacy within surrounding landscaped gardens and grounds. Bold in design and timeless in appeal, it has been meticulously future-proofed with the latest technology and thoughtfully crafted to meet every contemporary lifestyle requirement. The result is a dramatic, enduring home set within a striking architectural backdrop.

It enjoys a sought-after position within the appealing leafy suburbs to the eastern edge of Scarborough, less than a mile from Scalby village.

- Detached modern 'high-performance house'
- Versatile living accommodation extending to 3134 sq ft

- Hugely energy efficient and powered by green energy
- High spec and high tech
- 4 large bedroom suites each with bathrooms, 2 with dressing rooms
- Detached double garage
- Wraparound garden and grounds
- Private setting

This twin gable house is finished with sleek Cedral cladding and makes a bold architectural statement. The floor-to-ceiling triple glazed windows flood the interiors with natural light, while double-height spaces and bifold doors create an exceptional sense of openness.



Tenure: Freehold

SAP and EPC Rating: B

Council Tax Band:

Services & Systems: All mains services. Air source heat pump. MVHR ventilation system. Fibre optic broadband.

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.

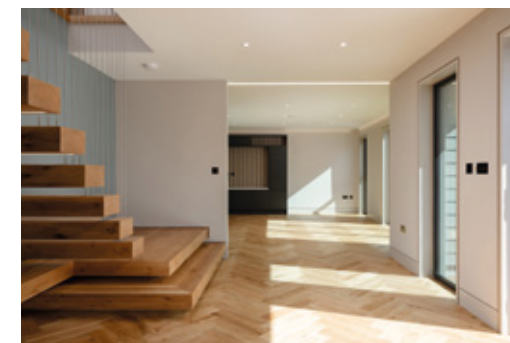
Local Authority:

North Yorkshire Council
www.northyorks.gov.uk

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.





Designed as a high-performance home, its heat recovery ventilation system ensures a continuous supply of fresh and filtered air, minimising heat loss and maximising both energy efficiency and indoor air quality. An air source heat pump and oversized triple-glazed windows further enhance the property's sustainability and year-round comfort.

Inside, every detail has been crafted to the highest specification. Ambient cove lighting graces all principal rooms, complemented by oak parquet flooring across the ground floor and underfloor heating across both levels. Bespoke oak cabinetry - including a sculptural floating staircase – adds warmth and character, while custom louvre shutters have been tailored to perfectly frame the apex windows.

Oversized pivot doors open to a light-filled reception hall, where a striking cantilevered staircase with open mellow oak treads creates a dramatic focal point. The hall leads seamlessly into a wraparound, open-plan living area bathed in natural light from two sides. In the living and seating area, a bespoke media wall is fully cabled and ready for use, while the dining space is defined beneath twin pendant light fittings. Two sets of bifold doors blur the boundary between inside and out, opening the room directly onto the terrace and landscaped gardens.

The open-plan kitchen rises to an impressive double height, overlooked by a galleried landing bathed in natural light from remote-controlled Velux windows with rain sensors. Concertina doors fold back to create a seamless connection between the interior and the garden.



CGI generated

This contemporary space is fitted with sleek quartz worktops, an Innova sink, and a full suite of integrated appliances - including wine fridge, dishwasher, under-counter fridge for daily use, built-in ovens, microwave, coffee machine, and induction hob. At its heart, a generous island unit with breakfast bar creates the perfect social and culinary hub.

Adjacent lies a fully fitted walk-in pantry, complete with matching quartz work surfaces, shelving, and plumbing for an American-style fridge freezer. Practicality continues with a well-equipped boot room with external door, featuring a fitted cloaks and shoe cupboard, useful sink, and even a charging point discreetly placed in the broom cupboard for a Dyson vacuum. Double doors conceal a cleverly designed laundry cupboard, with space for both washing machine and dryer, along with shelving to accommodate laundry baskets and supplies.

In addition to the open-plan living space, there is a separate sitting room, an inviting retreat featuring a media unit and floor-to-ceiling windows.

A striking statement staircase rises to a galleried landing, where bespoke display shelving creates a showcase for books and art. Each of the generously sized double bedrooms is complemented by a private en suite, concealed behind elegantly curved walls. These flowing forms subtly echo the glamour of West Coast Art Deco design.





The bedrooms are generous, rising into the roof space, and each one designed for comfort and convenience with soft ambient lighting, double sockets and USB charging points either side of the bed. Two of the bedrooms feature spacious walk-in wardrobes, and all en suite bathrooms are fitted with heated towel rails and heated mirror cabinets.

The principal suite boasts a beautifully appointed bathroom illuminated by a Velux window and comprising a double vanity unit, a freestanding bath, and a rainfall shower with built-in seating. Every detail has been considered to create a home that combines modern functionality with sophisticated style.

Outside

Electric gates slide open to reveal a large resin driveway, beautifully illuminated with external lighting and leading to the double garage. Fully insulated, decorated, and fitted with both pedestrian and electric doors, the garage has been designed with flexibility in mind - ready to convert into a home office or gym if desired. Future proofing is built in, with wiring for EV charging and cabling provision for solar panels. Along the perimeter are raised beds planted with shrubs and topped with wood chippings.

To the rear, a composite deck seamlessly connects the indoors with the landscaped garden.



Practical touches include outdoor sockets, hot and cold water taps, an extractor fan, and wiring for an external TV - making it perfectly suited for an outdoor kitchen. A lawned garden wraps around two sides of the property, while a separate patio has been pre-wired for a hot tub.

Environs

No. 309A Scalby Road occupies a prime position on the sought-after suburban outskirts of Scarborough, conveniently located close to Scarborough General Hospital and just south of the desirable village of Scalby. The golden sands of North Bay beach are within easy reach—around a 30-minute walk—while excellent transport links include a regular bus service along Scalby Road into Scarborough town centre. The nearby A170 provides direct access to Pickering, Thirsk, and beyond, ensuring the property is exceptionally well connected.

Scarborough itself is a thriving seaside town, offering an excellent mix of leisure, culture, and education. Highlights include the UK's largest open-air theatre, with a 6,000-seat capacity, and a family-friendly waterpark, alongside a wide range of shops, restaurants, and everyday amenities. The town is also well served for schooling, with several state options and Scarborough College, a highly regarded independent school.

Directions

The drive to 309A can be found on Scalby Road/A171, situated just south of the junction of Throxenby Lane and Green Lane.

What3words: ///single.notion.dozed

Viewing

Strictly by appointment



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