



**Newlands Road, Cloughton, Scarborough, North Yorkshire, YO13 0AR**

**£695,000**

Substantial period residence. Exceptional sea views. 5 double bedrooms. Highly desirable rural location. Impeccably presented. Parking for 4 cars. (approx. 2,800 sqft inc. garage).

**Dales & Shires**  
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES



## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this exceptional and attractive, stone-built, detached period home. Particularly well-appointed and maintained by the current owners, and offering a great lifestyle opportunity in this highly desirable and prestigious location. Features include: large rooms, high quality fixtures, thick walls, plentiful natural daylight, superb views from most rooms, central heating, quality PVCu double glazed sash windows and stylish decoration. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the space, layout, character, quality, views, versatility and location.

## PROPERTY SUMMARY

The accommodation includes 2 main reception rooms, a breakfast kitchen, 5 double bedrooms and 3 bath/shower rooms. Externally there are delightful gardens, a large garage/workshop and driveway parking space for 4 cars.

## LOCATION

This established and highly desirable rural hamlet of Cloughton Newlands is just outside the popular village of Cloughton, located to the North of Scarborough and very close to the North York Moors National Park. The area is within easy reach of Scarborough's town Centre and the many further amenities and attractions on offer there. There is also easy access into the surrounding beautiful countryside, North York Moors, stunning coastline and beaches. This area is one of the UK's most popular coastal and rural areas, ideal for holiday makers, families and those looking to live near the sea. Pickering, York and Whitby are also within easy reach, where there is a further wide choice of shops, restaurants, bars, facilities and tourist attractions. There are excellent transport links, making this area a popular choice with commuters and holiday makers.

## DIRECTIONS

Sat Nav location: YO13 0AR.

## GROUND FLOOR

Reception lobby, further front hallway with staircase, and an inner hallway – spacious enough for a study/seating area.

**Lounge** 17' 3" x 14' 9" (5.25m x 4.49m) into bay.  
Spacious main reception room with feature fireplace, front bay window and side window.

**Dining Room** 14' 10" x 13' 3" (4.52m x 4.04m)  
Large formal dining room with front and side windows and feature fireplace.

**Kitchen** 18' 4" x 9' 3" (5.58m x 2.82m)  
Extensive fitted kitchen with space for breakfast/informal dining. Side windows and French doors onto the sunny front patio and gardens.

**Shower Room** 12' 6" x 6' 6" (3.81m x 1.98m)  
Large cloakroom and fitted shower suite.



## FIRST FLOOR

Spacious and bright split-level landing.

**Bedroom One** 17' 10" x 14' 5" (5.43m x 4.39m) into bay.

Double bedroom with front bay window and superb far-reaching views.

**En-Suite** 10' 8" x 7' 4" (3.25m x 2.23m)

Fitted shower suite.

**Bedroom Two** 15' 6" x 13' 7" (4.72m x 4.14m)

Double bedroom with front window.

**House Bathroom** 11' 8" x 6' 7" (3.55m x 2.01m)

Well-appointed house bathroom with separate shower cubicle.

## SECOND FLOOR

Large landing, with space for seating/study area and eaves storage.

**Bedroom Three** 11' 9" x 11' 5" (3.58m x 3.48m)

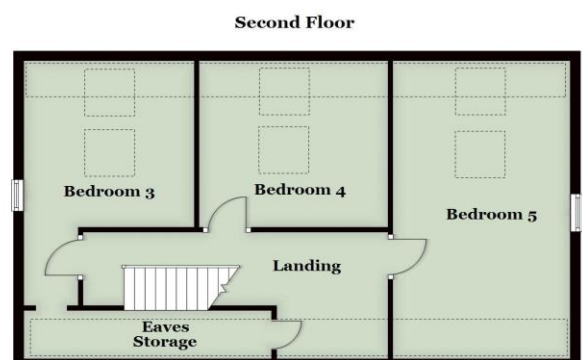
Double bedroom with side window and large roof windows.

**Bedroom Four** 12' 7" x 11' 10" (3.83m x 3.60m)

Double bedroom with large roof windows.

**Bedroom Five** 21' 10" x 11' 7" (6.65m x 3.53m)

Double bedroom with side window and large roof windows.







## OUTSIDE

Enjoying a relatively secluded and private approach along a short section of shared access driveway, leading to a rear driveway (tandem parking for 2 cars) and side double drive (side by side parking for 2 cars). A further outside store/workshop off the drive.

**GARAGE / WORKSHOP** 19' 1" x 18' 4" (5.81m x 5.58m) max.

An expansive space with fitted units, utility space and housing the oil-fired boiler. Front garage doors and rear French doors onto the garden.

## AGENT'S NOTES

Mains electricity & water. Shared septic tank. Oil fired heating. We are the exclusive selling agent for this property. Viewings are by appointment only. To book a viewing, ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email.

**Tenure:** Freehold.

**Council Tax Band:** G.

These details were prepared / amended on: 14/05/2025

### AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

## PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

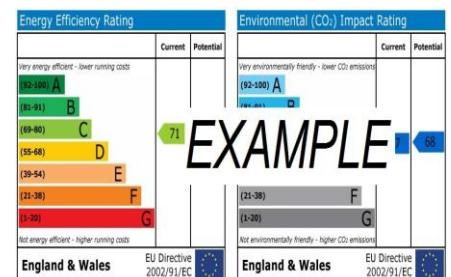
We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit [www.dalesandshires.com](http://www.dalesandshires.com) for full details.

## Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



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