



colin ellis

## Hungate, Scarborough, YO13 9DW

Colin Ellis are happy to welcome to the market a Grade II listed country cottage nestled in the charming village of Brompton-By-Sawdon, Scarborough. Boasting three reception rooms, four bedrooms, and two bathrooms across 1,496 sq ft. Whilst this property offers ample living space inside it also has the added benefit of several outbuildings/workshops which would have a multitude of uses. This well presented property benefits from original features, exposed beams, stunning views over the garden and countryside, a large well stocked mature garden complete with fruit trees, vegetable plot and a summer house. Additionally there is an inner courtyard with ample parking.

Guide Price £485,000



## DESCRIPTION

Briefly comprising of an entrance hall, sitting room with exposed beams and an open fireplace with feature surround, a kitchen/breakfast room with wood burner and a Victorian cast-iron oven, dining room featuring exposed beams, downstairs w/c and a sun room. Upstairs there is a master bedroom with en-suite, two further double bedrooms one of which has access to a 'jack and jill' bathroom which then leads to the games room/bedroom.

Outside there is an inner courtyard with ample parking and several outhouses, garage and a large workshop with could be converted (with the necessary planning and permissions). The large enclosed garden is well stocked and features a summer house with patio, vegetable plot, wild garden and offers lovely views across the countryside.

## ENTRANCE HALL

Under stairs storage, laminate flooring, double radiator, wooden door, single glazed window and power points.

## DINING ROOM

Exposed beams, wall lights, two single glazed window, double radiator and power points.

## SITTING ROOM

Window seat, exposed beams, open fire with feature surround, double radiator, wooden door, single glazed window and power points.

## KITCHEN

Base, wall and drawer units, wood worktop, tiled splash back, space for fridge, freezer and dishwasher, integrated grill and electric oven and hob, sink/drain unit, mixer tap, under stairs storage, exposed beams, single glazed windows, wooden doors, double radiator and power points.

## CONSERVATORY

2.6 x 3.6 (8'6" x 11'9")



## SEPARATE WC

Basin with pedestal, low flush wc, plumbing for washer, single glazed window and single radiator.

## LANDING

Power points.

## BEDROOM ONE

3.6 x 3.5 (11'9" x 11'5")

Fitted wardrobe, double radiator, single glazed window with views over the countryside and power points.

## BEDROOM TWO

Double radiator, single glazed window and power points.

## EN-SUITE

Basin with vanity, low flush wc, electric shower cubicle, single glazed window facing garden and loft access.

## BEDROOM THREE

Fitted wardrobe, single radiator, single glazed window and power points.

## BATHROOM

Panel bath, basin with pedestal, low flush wc, single glazed window, double radiator and laminate floor.

## BEDROOM/GAMES ROOM

Exposed beams, single glazed window facing garden, single radiator, loft access and power points.

## OUTSIDE

Detached garage with up and over door, large garden with a range of fruit trees, vegetable plot and flower beds.

## OUTBUILDING

## WORKSHOP

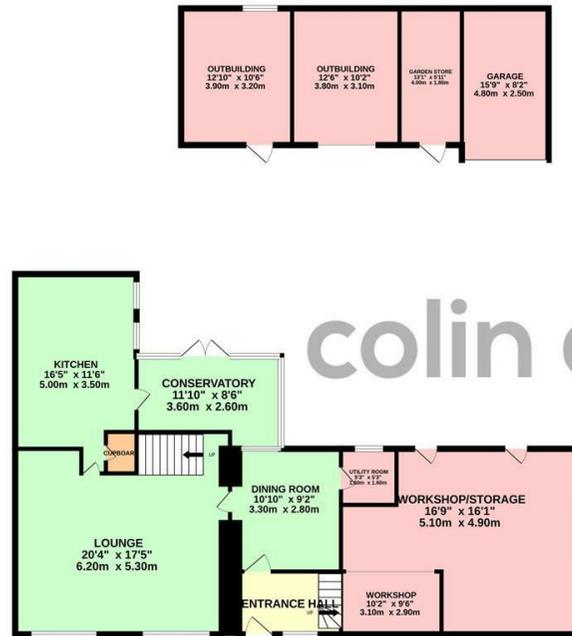
Stable doors and power points.

## NOTE

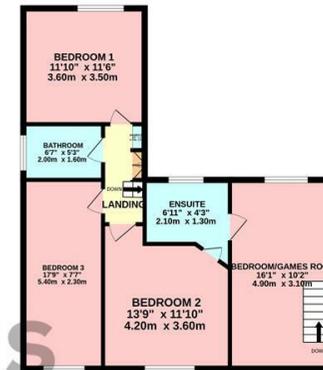
There is a right of access for the adjoining property.



GROUND FLOOR  
1675 sq.ft. (155.6 sq.m.) approx.



1ST FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 2386 sq.ft. (221.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Hungate - 18609636**  
**Council Tax Band - E**  
**Tenure - Freehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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