



colin ellis

## Hood Lane, Scarborough, YO13 0AT

Located in the sought after village of Cloughton, this stunning stone-built detached house is a true gem waiting to be discovered. Boasting Three/Four bedrooms two reception rooms, three bathrooms, utility room and a viewing gallery that offers breathtaking distant sea views, providing a serene backdrop to everyday life.

Situated on approximately 1 1/2 acres of land, this home is a nature lover's paradise. With stables that could be converted there's plenty of options for any potential buyer. The ample parking space adds to the convenience of this property, making it ideal for those with multiple vehicles or guests.

Well-presented throughout, this house exudes charm and character at every turn. Located on the edge of the North Yorkshire Moors National Park offers a unique opportunity to enjoy the beauty of nature right at your doorstep. Whether you're looking for a peaceful retreat or a place to call home, this property has it all.

Don't miss out on the chance to own a piece of tranquility in this sought-after location. Book a viewing today to appreciate the size, condition and setting of this lovely home.

Offers In The Region Of £775,000



## DESCRIPTION

Briefly comprising of an entrance hall, sitting room with feature log burning stove and double doors onto the rear veranda, country style kitchen/breakfast room with an Aga set in a recess and doors again leading to the veranda, dining room/bedroom four, utility room and a wet room. The first-floor landing offers a main bedroom with a dressing/living room, a double bedroom with ensuite, a further bedroom with fitted wardrobes, family bathroom and the fantastic viewing gallery with picture window and distant sea views.

Outside the house stands in large grounds extending to approximately one and a half acres which are well stocked and split into manageable gardens. There are a number of useful outbuildings including a detached garage and stabling which could be converted into further accommodation (subject to necessary planning permissions). A drive leads to the property offering ample parking and access to the double garage.

## ENTRANCE HALL

Tiled floor, double glazed window, double radiator and power points.

## LOUNGE

*6.0 x 4.3 (19'8" x 14'1")*

Coving, double glazed doors and window, wood burner, wood style flooring, double radiator and power points.

## DINING ROOM

*4.3 x 2.9 (14'1" x 9'6")*

Wood style flooring, double glazed window double radiator and power points.

## WET ROOM

*2.9 x 2.6 (9'6" x 8'6")*

Wall hung basin, low flush wc, double glazed window, walk in shower with rainfall shower head.

## KITCHEN

*4.6 x 4.1 (15'1" x 13'5")*

Base, wall and drawer unit, tiled floor, integrated oven and hob, space for fridge and freezer, sink/drainer unit, mixer tap, double glazed window and doors, tiled floor and power points.



## UTILITY

2.8 x 2.0 (9'2" x 6'6")

Base units, tiled splash back, space for washing machine, sink/drain unit, power points, double glazed window and door and tiled floor.

## LANDING

Viewing gallery with picture window and sea views, double radiator and power points.

## BEDROOM ONE/DRESSING ROOM

3.0 x 4.5 (9'10" x 14'9")

Sea view, fitted wardrobe, double glazed window, double radiator and power points.

## EN-SUITE

1.4 x 1.9 (4'7" x 6'2")

Basin with vanity, low flush wc and shower cubicle.

## BEDROOM TWO

4.5 x 3.0 (14'9" x 9'10")

Sea view, double radiator, double glazed window, built in cupboard and power points.

## BATHROOM

2.5 x 1.6 (8'2" x 5'2")

Panel bath, basin with vanity, low flush wc, bidet, double glazed window and tiled floor.

## BEDROOM THREE

3.6 x 2.1 (11'9" x 6'10")

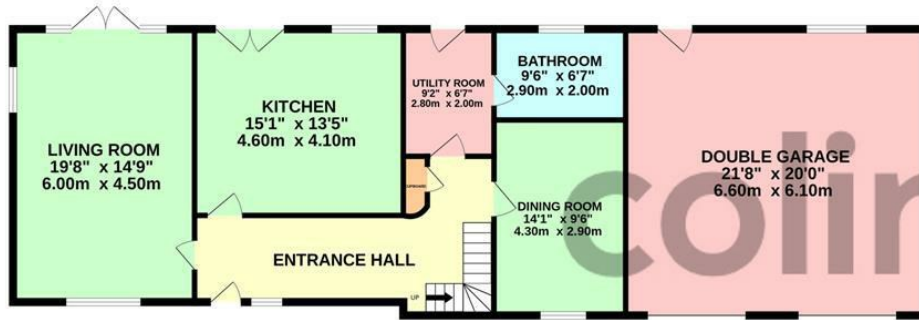
Fitted wardrobe, double radiator,

## OUTSIDE

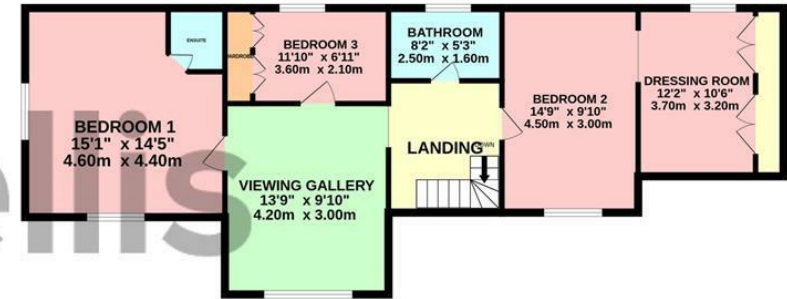
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GROUND FLOOR  
1335 sq.ft. (124.0 sq.m.) approx.



1ST FLOOR  
855 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 2191 sq.ft. (203.5 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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**Hood Lane - 18641095**  
**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>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</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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