



colin ellis

**Mill Lane,  
Scarborough, YO11 3NN**

Colin Ellis welcome to the market a STUNNING property set on 0.7acre. This DETACHED property offers THREE/FOUR bedrooms, a KITCHEN/DINER/SITTING ROOM, a large CONSERVATORY, a reception room used as a large office and snug, a dual aspect lounge/bedroom with sliding doors, ENSUITE to master bedroom, SOUTH FACING gardens, AMPLE PARKING and a LARGE DETACHED barn. There is the added possibility of converting the barn or building another property ( subject to necessary planning and permissions ).

**Open To Offers £745,000**

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Being situated close to the village of Cayton on the outskirts of Scarborough you have access to a wealth of local amenities including two convenience stores, post office, two public houses and access to Cayton Bay itself.

Briefly comprising of an entrance hall, open plan kitchen/diner/sitting room, a second reception room used as a large office, a dual aspect third reception room/fourth bedroom with sliding doors, conservatory, utility room, boiler room and a downstairs shower room. The first floor offers three double bedrooms, the master bedroom offering an en-suite and five piece family bathroom. To the outside of the property there is a long sweeping tree lined drive leading up to the property with a south facing gardens either side. There is ample parking and a large detached barn which could be converted (with the necessary planning and permissions).

### **ENTRANCE HALL**

uPVC double glazed front door, slate flooring, feature radiator, ceiling lantern, stairs to first floor, understairs storage and power points,

### **RECEPTION ROOM**

*6.53m x 3.45m (21'5" x 11'3")*

uPVC double glazed window overlooking the front, double doors to the conservatory, slate flooring, fire surround, double radiator and power points.

### **LOUNGE/BEDROOM**

*6.50m x 5.23m (21'3" x 17'1")*

UPVC double glazed window to the front, uPVC double glazed sliding doors to the side, feature radiator, slate flooring and power points

### **CONSERVATORY**

*5.18m x 3.66m (16'11" x 12'0")*

UPVC double glazed windows to the front and side aspect, UPVC double glazed door to the side aspect, underfloor heating, porcelain flooring and control panel, and power points.

### **KITCHEN/DINING AREA AND SITTING ROOM**

*7.39m x 7.90m (24'2" x 25'11")*

UPVC double glazed windows to the front and side aspect, two uPVC sliding doors to the front, feature radiators, range of wall and base units with work surfaces, tiled splash back, integrated dishwasher, feature sink, integrated fridge/freezer, space for hob induction top cooking range with two ovens, extractor hood, slate flooring and power points.

### **UTILITY ROOM**

*3.66m x 3.61m (12'0" x 11'10")*

UPVC double glazed window to the side aspect, slate flooring, range of wall and base units with work surfaces, tiled splash back, loft access, space for washing machine and tumble dryer, power points, sink and drainer unit.



## BOILER ROOM

3.66m x 2.26m (12'0" x 7'4")

UPVC door to the side, UPVC double glazed window to the side, boiler, range of wall and base units with roll top work surfaces, storage cupboards and power points.

## DOWNSTAIRS SHOWER ROOM

2.59m x 2.11m (8'5" x 6'11")

UPVC double glazed window to the side aspect, slate floor, radiator, heated ladder towel radiator, low flush WC, wash hand basin with vanity unit, corner shower cubicle with over head shower attachment, fully tiled walls and extractor fan.

## STAIRS TO FIRST FLOOR LANDING

UPVC double glazed window to the rear, radiator, airing cupboard, loft access and power points.

## BEDROOM ONE

4.14m x 3.84m (13'6" x 12'7")

UPVC double glazed window to the front, radiator, TV point, fitted wardrobe, door leading to ensuite and power points

## ENSUITE

2.3m x 2.0m (7'6" x 6'6")

UPVC double glazed frosted window to the rear, fully tiled walls, extractor fan, ladder radiator, three piece bathroom suite comprising of shower cubicle, low flush WC and wash hand basin.

## BEDROOM TWO

4.14m x 3.99m (13'6" x 13'1")

UPVC double glazed window to the front, double radiator and power points.

## BEDROOM THREE

4.14m x 3.68m (13'6" x 12'0")

UPVC double glazed window to the front aspect, radiator, TV point, fitted wardrobe and power points.

## BATHROOM

4.19m x 2.39m (13'8" x 7'10")

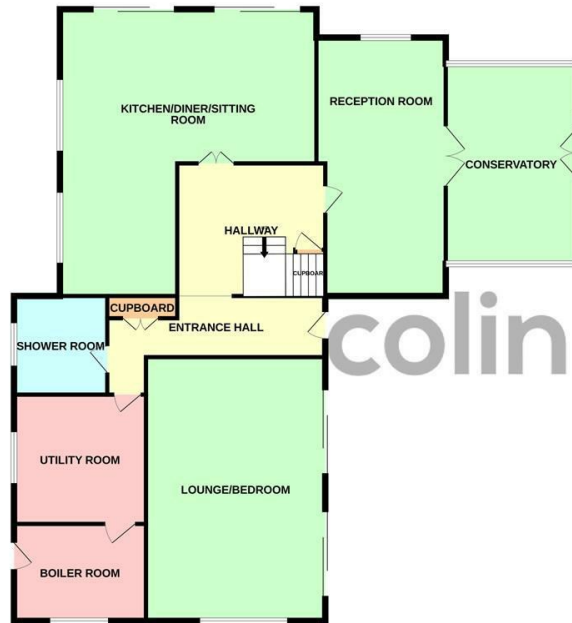
UPVC double glazed window to the side aspect, two heated ladder towel radiators, tiled flooring, bidet, four piece bathroom suite comprising of; free standing bath with mixer taps, low flush WC, wash hand basin with vanity unit, shower cubicle, fully tiled walls and extractor fan.

## OUTSIDE

Set in approx 0.7 acres with mainly laid to lawn with mature trees, patio area with canopy, flood lights and LED spotlights around the property. South facing garden, tree lined driveway.



GROUND FLOOR  
2019 sq.ft. (187.5 sq.m.) approx.



1ST FLOOR  
853 sq.ft. (79.3 sq.m.) approx.



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TOTAL FLOOR AREA : 2872 sq.ft. (266.8 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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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>		
(55-68) <b>D</b>	55	66
(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	

Mill Lane - 18073281  
Council Tax Band - D  
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.



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