

ANDREW  
**COWEN**



***The Hollies***  
***Binnington, Staxton, Scarborough, YO12 4SW***

***Offers In Excess Of £700,000***



## Summary

Andrew Cowen Estate Agents are proud to present to the market A RARE OPPORTUNITY to purchase this OUTSTANDING, FIVE BEDROOM DETACHED FARMHOUSE situated in a RURAL LOCATION with VIEWS ACROSS THE OPEN COUNTRYSIDE, boasting a WEALTH OF OFF-STREET PARKING and MULTIPLE FAMILY ROOMS. Viewing is ESSENTIAL to appreciate the SPACE, CHARACTER and CONTEMPORARY feel that this property has to offer.

## Key Features

DETACHED FIVE BEDROOM FARMHOUSE  
SET IN 0.8 ACRES  
OFF-STREET PARKING FOR MULTIPLE VEHICLES  
LAWNED, WRAP AROUND GARDENS  
MULTIPLE FAMILY ROOMS  
AIR-SOURCE CENTRAL HEATING (UNDERFLOOR TO GROUND FLOOR) & UPVC DOUBLE-GLAZING  
SOLAR PANELS  
RURAL LOCATION  
SPACIOUS ACCOMODATION THROUGHOUT  
GUEST CLOAKROOM AND UTILITY ROOM





## **What this property offers..**

*An exceptionally spacious, five bedroom family house offering around 3,600ft<sup>2</sup> of beautifully appointed accommodation set in a large plot of 0.8 acres with open views. The Hollies is a substantial family home, occupying a large plot of around 0.8 acres within open countryside approximately 7 miles south-west of Scarborough. Starting life as a row of workers cottages, over the last 15 years or so the house has been substantially enlarged, re-modelled and completely overhauled, creating a thoroughly impressive residence of around 3,600sq.ft. The interior of the house features an attractive scheme of décor; all windows are upvc double-glazed, central heating is via an air-source heat pump, and underfloor throughout the ground floor.*

*The sizeable accomodation comprises briefly from the oak-framed porch open onto an entrance hall with log burner, guest cloakroom, spectacular 28ft dining kitchen with joiner-built cabinets, Everhot stove and separate pantry. The kitchen opens onto a superb family room with vaulted ceiling, and large window openings take advantage of the countryside views. Also on the ground floor is a utility room, snug, staircase hall and formal sitting room with another log burner. To the first floor is a fantastic master bedroom suite with free-standing copper bathtub, dressing room and en-suite shower room. There are four more double bedrooms and a spacious house bathroom. The property is surrounded by open farmland and is approached via electric, iron gates to a substantial driveway and parking area, which has been recently resurfaced, there being ample room to construct a garage if required. There are good-sized garden areas on all sides of the house, which are securely enclosed and feature a wide variety of mature trees.*

*Binnington is a small hamlet located 7 miles south-west of Scarborough and approximately three quarters of a mile east of Ganton, best known for its much-celebrated championship golf course. Scarborough offers a whole host of everyday amenities, and The Hollies is within a ten-minute drive of a major supermarket and only fifteen-minutes from the beach. The A64 provides convenient links to the wider metropolitan area, York being 30-mile south-west.*

*Viewing is essential to appreciate the space, position and contemporary feel that this fantastic property has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!*



















**Looking to Sell?**  
Book a no obligation valuation today!  
**01723 377707**





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

3634.71 ft<sup>2</sup>  
337.68 m<sup>2</sup>

Reduced headroom

8.51 ft<sup>2</sup>  
0.79 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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