



Quarry Farm, Station View, Crossgates, Scarborough, YO12 4LX

£665,000

- ***SUBSTANTIAL FORMER FARM HOUSE***
- ***EXTENDED KITCHEN/DINING SPACE***
- ***OOZING CHARACTER AND CHARMING THROUGHOUT***
- ***TWO BATHROOMS***
- ***FIVE BEDROOMS***
- ***EXTERNAL COURTYARD***
- ***HIGHLY DESIRABLE AREA***
- ***GARAGE AND DRIVEWAY***
- ***LAWNED GARDENS TO THE FRONT***
- ***SEPARATE DRESSING ROOM***

Station View, Scarborough YO12 4LX

Andrew Cowen Estate Agents are DELIGHTED TO BRING TO THE MARKET this CHARMING, CHARACTERFUL and SUBSTANTIAL. FIVE BEDROOM FORMER FARM HOUSE situated in the HIGHLY DESIRABLE AREA of CROSSGATES close to a number of local shops, eateries and amenities. The property also boasts FABULOUS GARDENS, GARAGE and BLOCK PAVED DRIVEWAY. This property would appeal to somebody looking for their FOREVER FAMILY HOME. Viewing is essential to appreciate the space, grounds and aesthetic that this fantastic property has to offer.



Council Tax Band: D

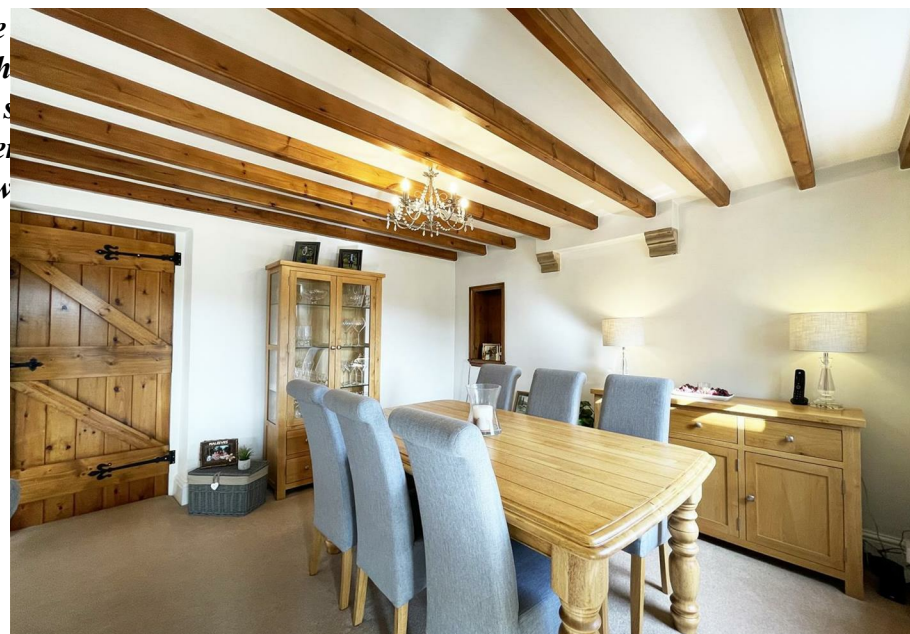


This spectacular property comprises briefly from the entrance porch into the open plan lounge/dining area with feature fireplace, exposed wooden beams and barn style doors, oozing character. From the lounge leads into the spacious, kitchen/dining space with a range of base and wall units as well as ample worktop space and a kitchen island with integrated wine cooler and Victorian style Belfast sink. The kitchen also boasts an AGA Range Cooker with exposed mantle above. There is a snug area in the kitchen with feature log burner and skylight roof, ideal for hosting and dining experiences. The property also boasts a separate utility room with built in cupboards, ideal for storage purposes. Additionally, there is a separate downstairs W/C with wall paneling and traditional sink, radiator and toilet basin. To the first floor, there are four double bedrooms and one single bedroom, one of which boasts built in storage cupboards and a cast iron, Victorian fireplace. The master bedroom presents a large, separate dressing area with built in wardrobe space and Velux window, as well as an en-suite shower room with double walk-in shower cubicle and a 'his and hers' double sink unit. The family bathroom offers a three piece suite with roll top bath and overhead shower, marble top sink and toilet basin.

Externally, the property boasts vast, lawned gardens to the front with a range of trees, plants and bushes as well as a pathway leading up to the entrance of the property with stone patio area, ideal for hosting garden furniture and pots. There is a courtyard area to the rear which can be accessed via the french doors in the kitchen, which offers a raised decking area and a log store, perfect for al-fresco dining. There is a garage with electric door which provides excellent storage facilities.

Located in a popular location in Crossgates the property offers excellent access to public transport links both Seamer train station and a bus stop.

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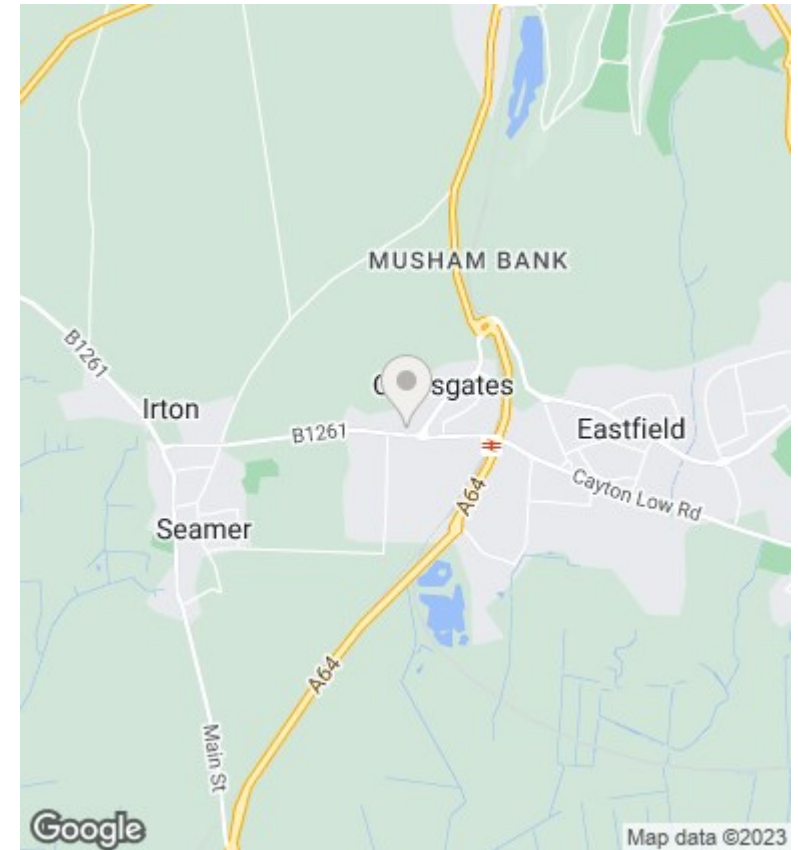


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Viewings

*Viewings by arrangement only.
Call 01723 377707 to make an appointment.*

Council Tax Band D

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