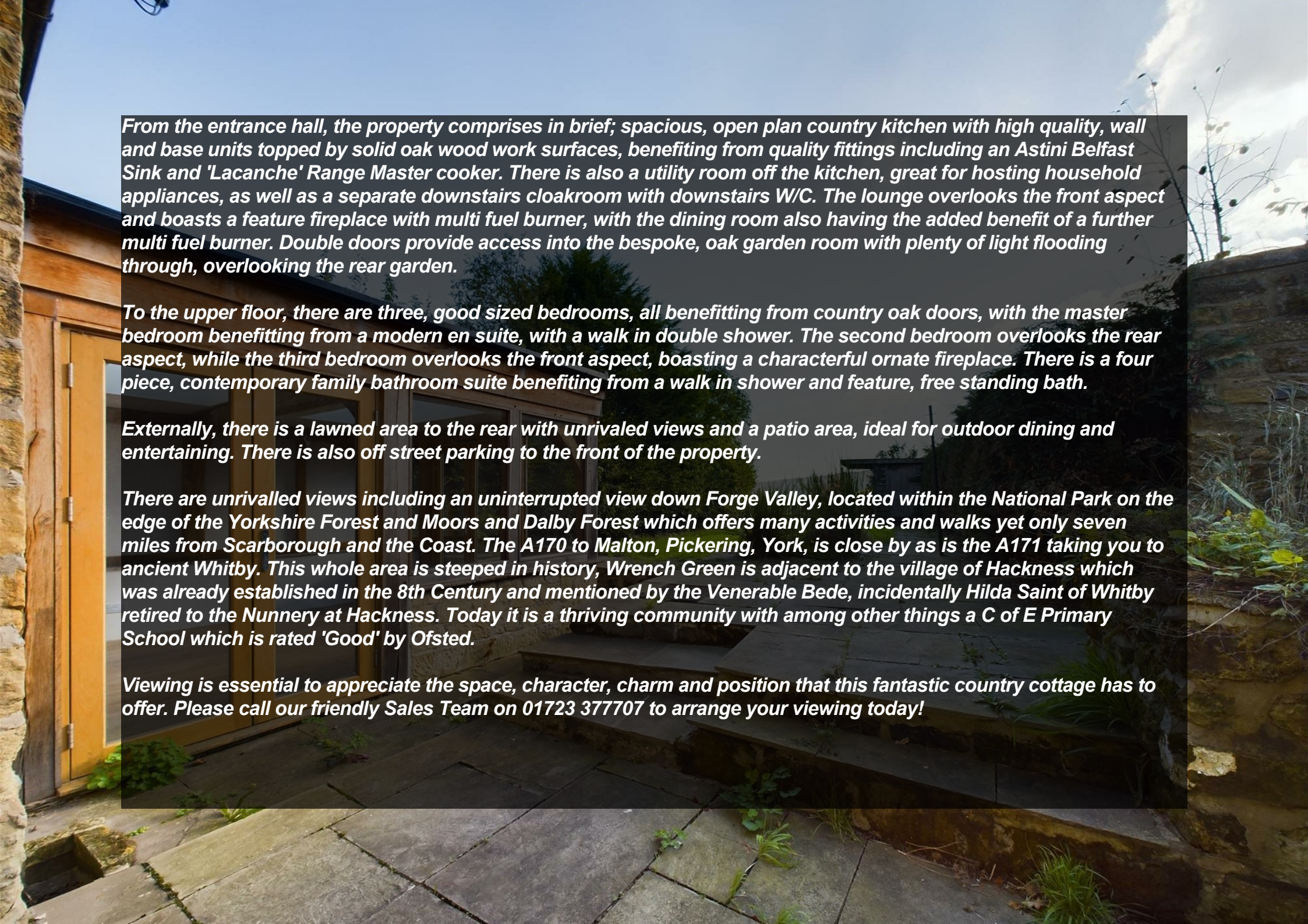


Valley View Wrench Green, Hackness, Scarborough,
Guide Price £395,000



- 18TH CENTURY COUNTRY COTTAGE
- OPEN PLAN KITCHEN/DINER WITH FEATURE 'LACANCHE' COOKER
- BESPOKE GARDEN ROOM
- ENCLOSED REAR GARDEN
- QUIET VILLAGE LOCATION
- THREE GOOD SIZED BEDROOMS
- TWO FEATURE MULTI FUEL BURNERS
- OFF STREET PARKING
- CHARACTERFUL AND CHARMING





From the entrance hall, the property comprises in brief; spacious, open plan country kitchen with high quality, wall and base units topped by solid oak wood work surfaces, benefiting from quality fittings including an Astini Belfast Sink and 'Lacanche' Range Master cooker. There is also a utility room off the kitchen, great for hosting household appliances, as well as a separate downstairs cloakroom with downstairs W/C. The lounge overlooks the front aspect and boasts a feature fireplace with multi fuel burner, with the dining room also having the added benefit of a further multi fuel burner. Double doors provide access into the bespoke, oak garden room with plenty of light flooding through, overlooking the rear garden.

To the upper floor, there are three, good sized bedrooms, all benefitting from country oak doors, with the master bedroom benefitting from a modern en suite, with a walk in double shower. The second bedroom overlooks the rear aspect, while the third bedroom overlooks the front aspect, boasting a characterful ornate fireplace. There is a four piece, contemporary family bathroom suite benefiting from a walk in shower and feature, free standing bath.

Externally, there is a lawned area to the rear with unrivaled views and a patio area, ideal for outdoor dining and entertaining. There is also off street parking to the front of the property.

There are unrivalled views including an uninterrupted view down Forge Valley, located within the National Park on the edge of the Yorkshire Forest and Moors and Dalby Forest which offers many activities and walks yet only seven miles from Scarborough and the Coast. The A170 to Malton, Pickering, York, is close by as is the A171 taking you to ancient Whitby. This whole area is steeped in history, Wrench Green is adjacent to the village of Hackness which was already established in the 8th Century and mentioned by the Venerable Bede, incidentally Hilda Saint of Whitby retired to the Nunnery at Hackness. Today it is a thriving community with among other things a C of E Primary School which is rated 'Good' by Ofsted.

Viewing is essential to appreciate the space, character, charm and position that this fantastic country cottage has to offer. Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!





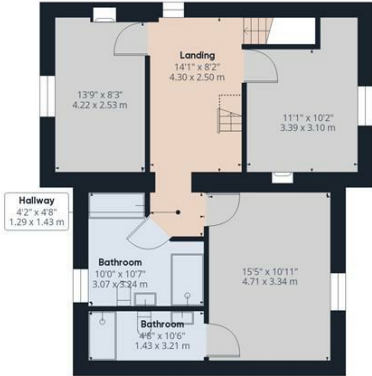




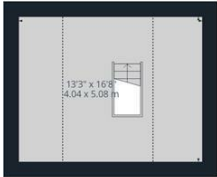




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1733.54 ft²
161.05 m²

Reduced headroom

1302.22 ft²
11.24 m²

(1) Excluding balconies and terraces

Reduced headroom

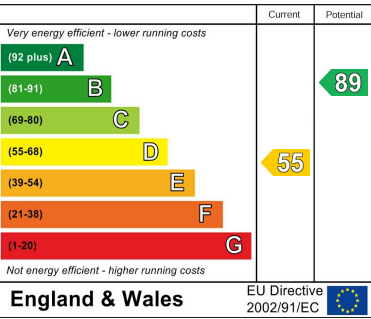
Below 5 ft/1.5 m

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

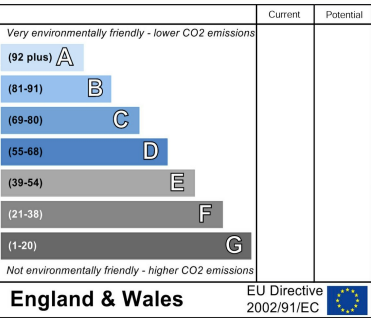
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





*To book a viewing at this property please
call one of our friendly sales team on 01723
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