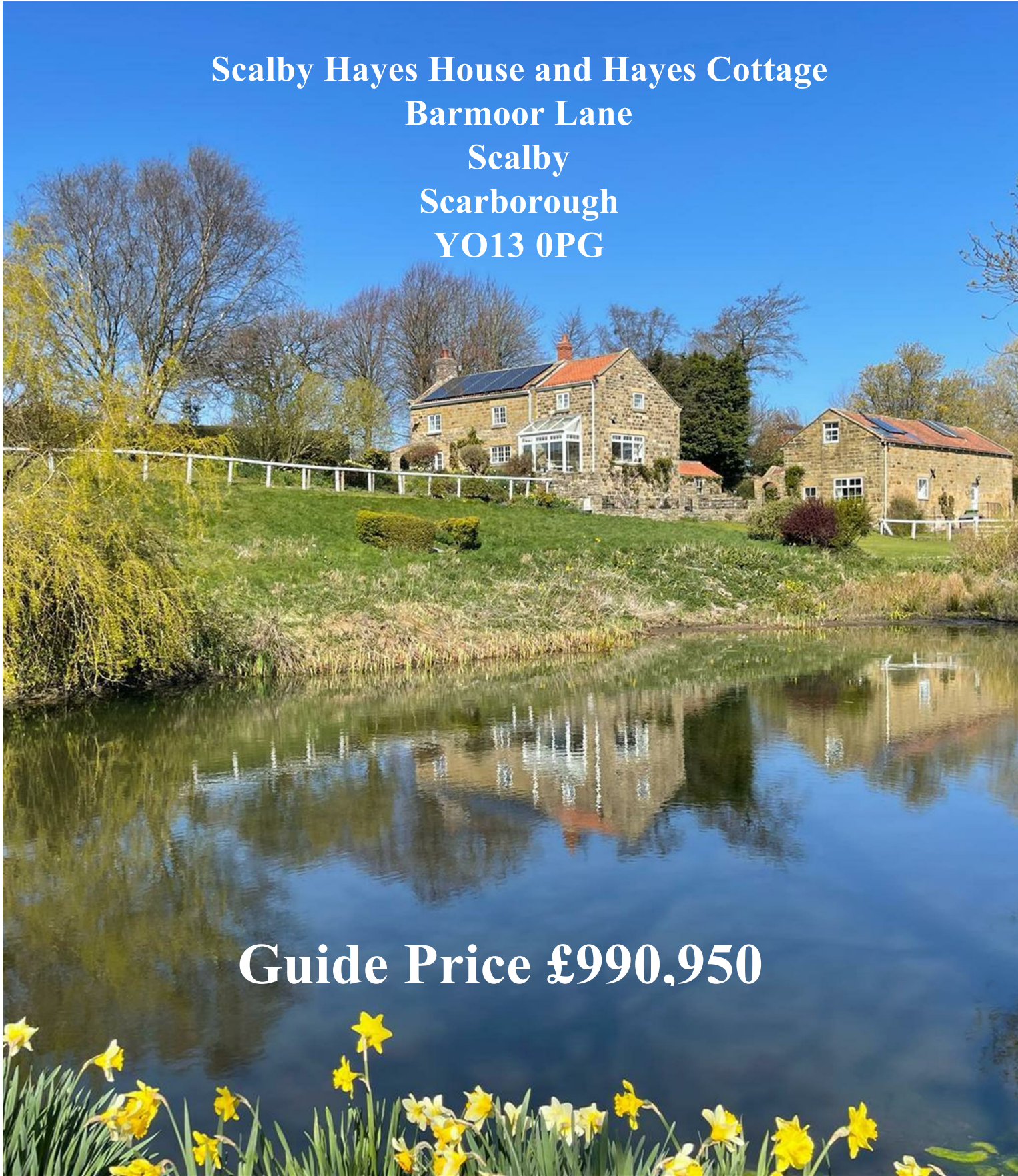


ANDREW
COWEN

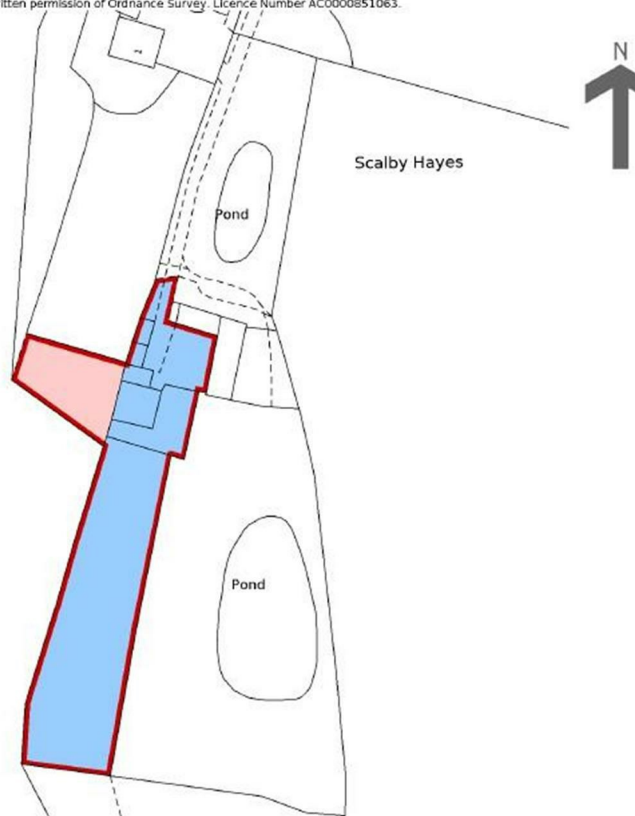
**Scalby Hayes House and Hayes Cottage
Barmoor Lane
Scalby
Scarborough
YO13 0PG**

Guide Price £990,950

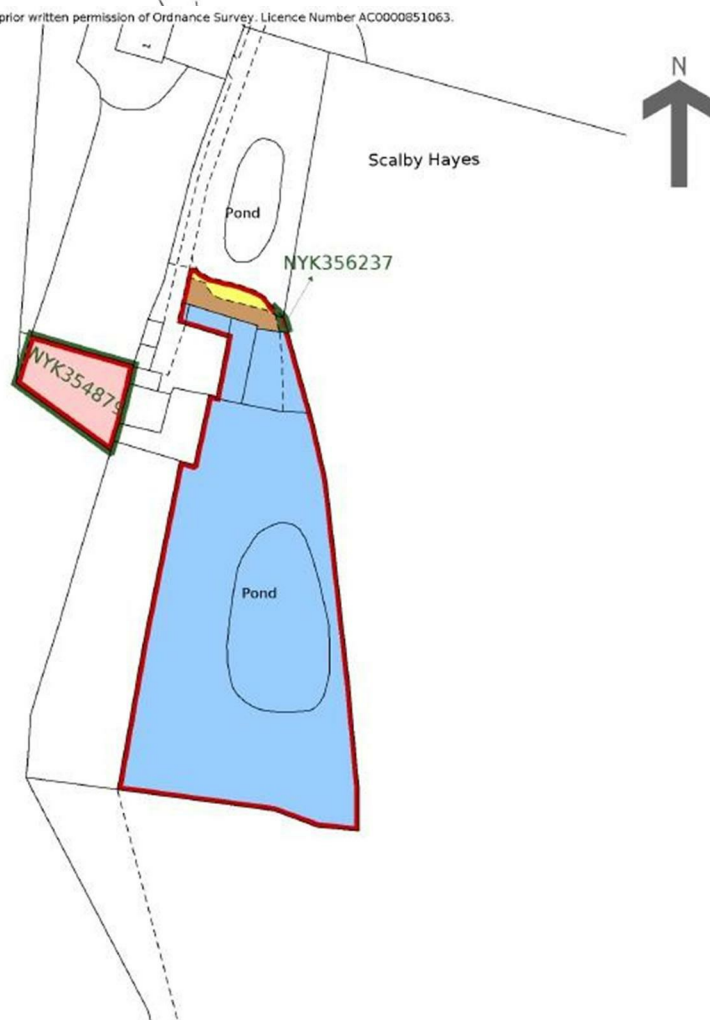


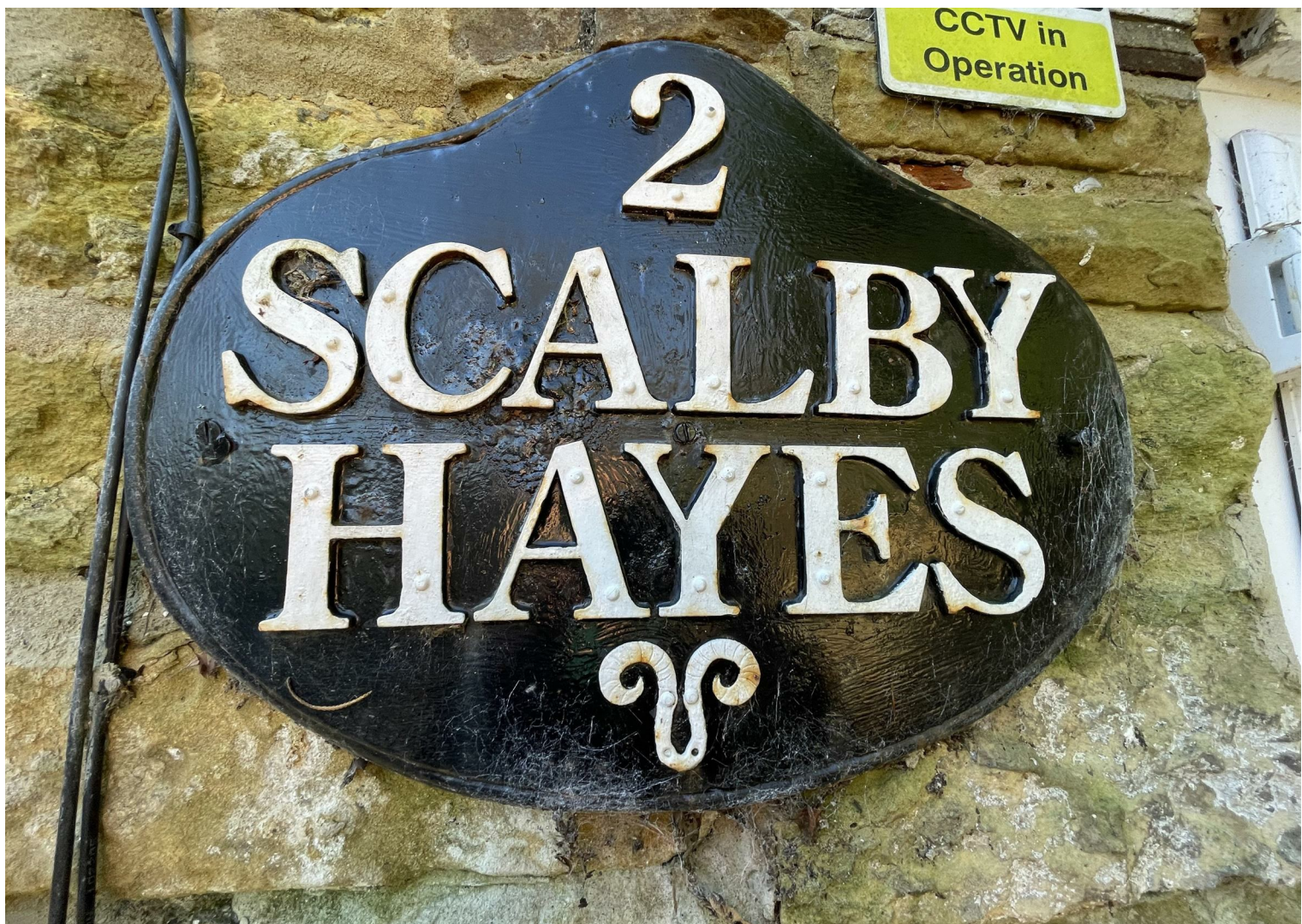
Land Registry and Pro Map Information

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Scalby Hayes House



Floor 0



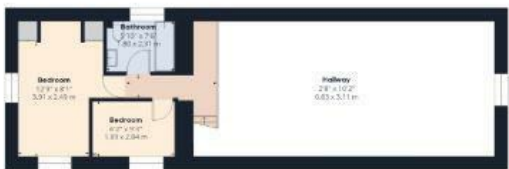
Floor 1

Hayes Cottage



Main Entrance

Floor 0




Floor 1


General Information

Services:	Mains electric, septic tank Klargestor (serviced annually)
Broadband:	Available at 250MB
Solar panels:	Generates £2500.00 value per annum plus generates hot water for Hayes Cottage
Water Cylinder:	Located single bedroom airing cupboard
Council Tax:	Scalby Hayes House G, Hayes Cottage D (or business rates if a holiday let)
Heating System:	Scalby Hayes House, oil central heating, heater in living room propane gas.
Heating System:	Hayes Cottage, combination night store heaters and electric panels, games room has wall halogen lamps
Hayes Cottage:	Downstairs toilet and shower suitable for disabled access, ramp included
Tenure:	Freehold, vacant possession will be given upon completion
Viewing:	By appointment only by Agents office in Scarborough 01723 377707

WhatThreeWords - remodel.talkative.cards



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Scalby Hayes House and Hayes Cottage

Andrew Cowen Estate Agents are proud to bring to the market this charming stone built character property nestled down a private road with access to just three properties, offering a unique opportunity for those seeking secluded countryside charm. Located on the outskirts of the popular Scalby village with panoramic countryside views as well as views to the castle and sea.

The extensive outdoor space is equally impressive, featuring a charming courtyard garden complete with a tranquil fish pond and a stone barbecue, perfect for summer gatherings. An orchard adds a touch of nature, providing a serene escape right at your doorstep.

This property is not just a house, it is a home filled with historic charm and potential for families or anyone wanting a peaceful retreat in a superb picturesque setting.

Scalby village, a vibrant community offers an array of amenities, village stores, a church, restaurants and more. Positioned nearby North York Moors, residents also enjoy the North Yorkshire countryside with dog friendly paths, the property also overlooks Reasty Bank.

THIS PROPERTY IS NOT TO BE MISSED - call one of our friendly sales staff today to book a viewing 01723 377707

Scalby Hayes Interior





Ground Floor

Entrance Hall:	3.76m x 2.14m
Inner Hallway:	1.40m x 3.10m
WC:	1.65m x 2.60m
Kitchen:	5.77m x 3.07m
Dining Room:	4.06m x 4.22m
Living Room:	4.74m x 4.25m
Lounge:	4.02m x 7.58m
Office:	3.70m x 3.20m
Utility:	2.62m x 3.14m
Garage:	3.77m x 6.97m



First Floor

Landing:	5.0m x 7.10m plus 1.55m x 2.40m
Master Bedroom:	3.89m x 2.64m plus wardrobe space 3.93m x 1.37m
En-Suite:	3.93m x 1.69m
Dressing Room:	3.15m x 4.33m (Accessed via Master Bedroom)
Bedroom Three:	4.05m x 4.28m
Bedroom Four:	3.17m x 3.11m
Bedroom Five:	3.15m x 3.09m
Family Bathroom:	2.60m x 2.15m



Hayes Cottage



Ground Floor

Games Room:	4.82m x 9.28m
Kitchen:	2.57m x 3.10m
Living - Dining Room:	4.60m x 2.43m
Bedroom:	2.02m x 2.91m
Shower Room:	0.85m x 1.78m
WC:	0.92m x 1.87m
Garage Room 1:	3.96m x 3.37m
Garage Room 2:	5.59m x 3.36m
Hallway/Stairs to first floor:	0.87m x 0.99m



First Floor

Hallway: 0.83m x 3.11m

Main Bedroom: 3.91m x 2.49m

Bedroom: 1.89m x 2.84m

Bathroom: 1.80m x 2.31m





