



BELT
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Enchanted Cottage , Folkton, Scarborough, YO11 3UH

Price Guide £475,000



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Welcome to this rare opportunity in Folkton, a charming four bedroom cottage offering spacious living accommodation. Situated on approximately 2 acres of land, this property provides a tranquil retreat with plenty of room to roam and explore. Imagine the possibilities that come with such a generous plot of land - from creating a stunning garden to perhaps even extending the property to suit your needs. While the property is in need of modernisation, this presents a fantastic chance to put your own stamp on the place and create the home of your dreams.

Folkton is a small quiet hamlet at the foot of the Yorkshire Wolds and is approximately 6 miles from Scarborough and 5 miles from Filey.

The property comprises: Ground floor: spacious reception hall, lounge, upvc conservatory, kitchen, utility room, two double bedrooms and bathroom. First floor: two further double bedrooms and one en-suite. Don't miss out on the chance to own a piece of this idyllic countryside setting in Folkton.

Contact us today to arrange a viewing and unlock the potential of this charming property waiting for the right owner to bring it to life!

Entrance:

23'1" x 13'4" (7.04m x 4.07m)

Upvc double glazed door into a spacious reception hall, downstairs storage cupboard, open fire with tiled inset and wood surround. Upvc double glazed window, two central heating radiators and staircase to first floor.

Lounge:

20'6" x 14'9" (6.25m x 4.50m)

A spacious double aspect room, open fire with tiled inset and wood surround. Built in shelving, two double glazed windows, three central heating radiators and upvc double glazed patio doors into the conservatory.

Upvc conservatory:

19'8" x 9'6" (6.01m x 2.91m)

Over looking the garden, tiled floor and patio doors.

Kitchen:

16'0" x 8'11" (4.89m x 2.72m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric double oven and hob with stainless steel extractor over. Part wall tiled, integrated fridge, freezer and dishwasher. Two upvc double glazed windows and upvc double glazed door to the side elevation.

Bedroom:

13'8" x 11'1" (4.18m x 3.40m)

A spacious double aspect room, open fireplace with brick surround, built in hanging space, two upvc double glazed windows and central heating radiator.

Bathroom:

8'5" x 8'5" (2.59m x 2.59m)

Comprises bath, wc and wash hand basin with vanity unit. Full wall tiled, shaver socket, upvc double glazed window and central heating radiator.

Hall:

Deep built in storage cupboard (housing oil boiler), shower cubicle with electric shower.

Bedroom:

16'6" x 13'2" (5.04m x 4.03m)

A spacious rear facing double room, wash hand basin in a vanity unit, upvc double glazed window and central heating radiator.

Utility room:

20'8" x 15'8" (6.32m x 4.79m)

Fitted with wall cupboards and worktop, plumbing for washing machine, two upvc double glazed windows, central heating radiator and upvc double glazed door onto the garden.

First floor:

Central heating radiator.

Bedroom:

11'1" x 7'1" (3.38m x 2.16m)

A side facing double room, apex ceiling, built in wardrobes and desk. Upvc double glazed window and central heating radiator.

En-suite:

9'0" x 5'2" (2.75m x 1.59m)

Comprises bath, wc, wash hand basin, built in storage cupboard, full wall tiled, access to the eaves for storage, upvc double glazed window and central heating radiator.

Bedroom:

13'9" x 5'8" (4.20m x 1.75m)

A rear facing double room, apex ceiling, built in wardrobe, upvc double glazed window and central heating radiator.

Grounds:

Block paved parking area with extensive parking, tiled screened terrace, extensive garden with a variety of mature trees, shrubs and bushes. Large workshop with power and lighting with potential to convert into a dwelling/annexe with the relevant consents. Adjoining woodland paddock with large pond. The whole extending to approx 2 acres.

Notes:

Council tax band: E

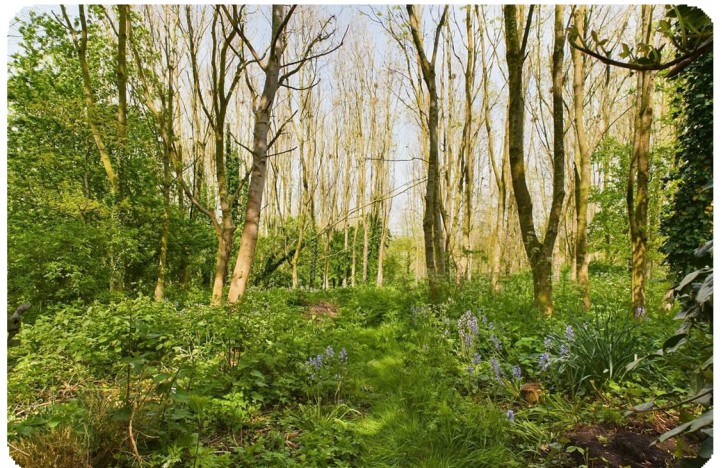
The ground floor bedroom forms part of a flying freehold.

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



Floor Plan

Ground Floor

- Utility: 15'8" x 20'8" (4.79 x 6.32 m)
- Bedroom: 16'6" x 13'2" (5.04 x 4.03 m)
- Hallway: 23'1" x 13'4" (7.04 x 4.07 m)
- Kitchen: 16'0" x 8'11" (4.89 x 2.72 m)
- Bathroom: 8'6" x 5'5" (2.59 x 1.68 m)
- Conservatory: 12'6" x 9'0" (3.81 x 2.74 m)
- Lounge: 20'0" x 14'9" (6.25 x 4.50 m)
- Bedroom: 11'2" x 13'8" (3.40 x 4.18 m)

Floor 1

- Bedroom: 11'1" x 7'1" (3.38 x 2.16 m)
- Bedroom: 9'9" x 13'0" (2.99 x 3.96 m)
- Bathroom: 9'0" x 5'2" (2.75 x 1.59 m)
- Landing: 3'2" x 3'3" (0.97 x 1.01 m)

Area Calculations:

- Approximate total area⁽¹⁾: 2077.91 ft² / 193.04 m²
- Reduced headroom: 34.04 ft² / 3.16 m²

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(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.

Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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