

WHITECROFT

PASTURE LANE, SEAMER, SCARBOROUGH, YO12 4RY

Cundalls





WHITECROFT

PASTURE LANE, SEAMER

NORTH YORKSHIRE

YO12 4RY

Scarborough 2 miles, Malton 19 miles, York 38 miles, Leeds 63 miles (all distances approximate)

A superbly refurbished country property located on the far southern edge of Seamer village, set in 3.7 acres of land and grounds and providing a quality range of family accommodation, finished and presented to a high standard throughout.

- Over 2,800 square feet of accommodation, stylishly presented throughout and with a versatile layout of rooms.
- Boot Room – Cloakroom – open plan Dining Kitchen – Plant Room – Snug – Central Hallway – Sitting Room
- Master bedroom suite with bathroom – three further double bedrooms – main house Bathroom
- South facing garden and grounds, with stone flagged terrace to the immediate front of the house, ideal for entertaining and extensive mature grounds. Garage/Gym.
- 3.7 acres in total including a substantial building with workshop and storage unit.
- Situated on an edge of village position, within an easy walk to the centre of a popular and well served village.

GUIDE PRICE £975,000

DESCRIPTION

Whitecroft was completely and comprehensively renovated around 10 years ago, transforming a very traditional stone farmhouse into a beautifully appointed and stylishly presented character home. The redesign focused on creating a versatile family home, with an easy flow of accommodation radiating out from the large farmhouse kitchen into reception rooms to both sides and out onto the south facing stone flagged terrace via a set of bifold doors to the front. The property has air source heating, underfloor heating to the ground floor, is fully double glazed throughout and has been thoroughly insulated throughout, making it an energy efficient family home.

In all the house provides 2,500 square feet which in brief comprises the following accommodation. Generous boot/utility room with a separate cloakroom and plant room. At the centre of the house is a very spacious dining kitchen, with a quality range of kitchen cabinetry and integrated appliances and bi-fold doors which open out onto the south facing terrace to the front. A pair of dual aspect reception rooms, one being a snug and the other a large main sitting room with multi-fuel stove. Upstairs are four double bedrooms, including the master bedroom with en-suite and a further house bathroom. Adjoining the house is a large double garage, currently used as a home gym.

Whitecroft is set within land and grounds of 3.7 acres which are arranged as two distinct areas. To the immediate front of the house are well established lawned grounds, planted up with a range of mature trees and plantings and include a broad stone flagged terrace to the immediate front of the house and a large, level lawn previously a tennis court which offers great scope for any keen gardener to reimagine.

At the eastern boundary is a substantial modern building, with roller shutter doors, electric light, power and water and currently serving as a large-scale workshop and garage. The land is largely laid to grass, wooded areas and scrub with a small pond to the southern boundary.

LOCATION

Situated on the very southern edge of Seamer, an exceptionally well served village with easy access onto both the A170 and A64. Seamer at its heart is very much a traditional village with a 12th Century church, an active village hall and local community. The village is well served by a small supermarket with post office, fish and chip shop, pub with rooms and a well-regarded food hall with cafe and wine bar. Seamer Primary School is located within the village, with secondary schooling to be found in nearby Scarborough. Seamer Railway station is a short 5-minute drive away, where mainline services to York regularly run. Scarborough lies only 3 miles distant where all major amenities can be found.

ACCOMMODATION

BOOT ROOM

4.17 m (13'8") x 3.22 m (10'7")

Range of fitted base and wall units with oak worktops, incorporating a stainless steel sink. Automatic washing machine point. Tumble dryer point. Casement window to the rear. Limestone floor. Overhead hanging rail. Housekeepers' cupboard with fitted storage and basket shelving. Door outside.

CLOAKROOM

1.67 m (5'6") x 1.00 m (3'3")

Low flush WC. Pedestal wash hand basin. Recessed ceiling lights. Limestone floor.

LIVING DINING ROOM

10.40 m (34'1") max x 6.10 m (20'0") max

Range of hand-built kitchen cabinetry with oak butcher block worktops. Matching island unit with breakfast bar seating and incorporating an inset stainless steel sink unit with drainer to the side. Range of high-quality NEFF integrated appliances including electric oven and microwave oven. Wine fridge. Limestone floor. Bifold doors opening directly out onto the south facing terrace. Recessed lights. Separate dining area with windows to the rear and side. Pair of velux roof lights. Fitted storage and wine rack. Recessed ceiling lights. Oak panelled door to the outside.





PLANT ROOM

Belfast sink. Window to the rear. Vaillant air source heat pump. CCTV. High pressurised hot water cylinder.

SNUG

4.22 m (13'10") x 4.15 m (13'7")

Dual aspect room with windows to the front and side with window seat. Inset multi fuel stove with a flagstone hearth. Television point. Recessed ceiling lights.



HALLWAY

Oak staircase with understairs cupboard. Limestone flooring. Full height oak framed window to the south. Recessed lights.



SITTING ROOM

7.80 m (25'7") x 4.48 m (14'8")

A well-proportioned dual aspect room with casement windows to the front and rear. Fully glazed door to the rear garden. Cast-iron woodburning stove set within a brick lined fireplace with tiled hearth and inset oak beam. Television point. Recessed ceiling lights. Recessed ceiling lights.



FIRST FLOOR

LANDING

Pair of windows to the rear. Radiator. Loft inspection hatch

MASTER BEDROOM

5.00 m (16'5") x 4.53 m (14'10")

Casement windows to the front and the rear. Range of fitted wardrobes and drawers. Radiator. Television point. Recessed ceiling lights.



EN-SUITE BATHROOM

4.44 m (14'7") x 3.35 m (11'0")

Bath set into a tiled surround. Double width walk in shower cubicle. WC. Wall hung wash hand basin. Tiled floor. Fitted shelving and cupboard. Pair of velux roof lights. Chrome heated ladder towel rail. Extractor fan.

BEDROOM TWO

3.64 m (11'11") x 3.27 m (10'9")

Casement windows to the front and rear. Range of fitted cupboards and shelving. Radiator. Television point. Recessed ceiling lights.





Bedroom Three

BEDROOM THREE

4.81 m (15'9") x 2.55 m (8'4")

Casement window to the front. Range of fitted wardrobes. Radiator. Television point. Recessed ceiling lights.

BEDROOM FOUR

3.75 m (12'4") x 2.00 m (6'7")

Casement window to the rear. Radiator.

BATHROOM

3.00 m (9'10") x 1.65 m (5'5")

Bath with electric shower overhead. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor. Chrome heated ladder towel rail. Casement Window to the front. Extractor fan.



Bathroom

OUTSIDE

Whitecroft is approached through stone gateposts, which widen out onto a lengthy drive, upon which there is parking for a number of vehicles. A small orchard stands to one side of the driveway, whilst raised vegetable beds stand to the other. The property sits within a total plot size of 3.7 acres of this 0.5 of an acre make up the gardens to the house.

Carefully landscaped to make the most of the sheltered, south facing position to the immediate front is a broad, Indian stone flagged entertaining and seating area, with doors leading directly out from the kitchen this is an ideal extension to the living area. There is light and power to the terrace and substantial stone and tile outbuilding providing a good level of storage. Lawn extends to the front and side, and the garden is well screened with a combination of mature shrubs, trees and plantings ensuring privacy and shelter. A separate access point comes in from the south and there is a large level lawned area which could be further landscaped, or utilised as a vegetable garden if required.



GARAGE/HOME GYM

6.08 m (19'11") x 4.70 m (15'5"0)

Pair of garage doors to the front, Door to the rear. Concrete floor. Electric light and power.

LAND & BUILDING

In all the property amounts to around 3.7 acres.

To the front of the house are the immediate gardens and grounds and to the east there is a private gravelled drive leading to a large open yard area with ample room for storage etc.

There is the benefit of a modern workshop/store building providing a floorspace of around 65sq.m / 700sq.ft with a steel portal frame, concrete floor, electric roller shutter door, personal side door, insulated roof and side cladding, electric and light. The workshop is ready to be connected to a three phase electricity supply.



The land area comprises around 1 acre of residential curtilage and the remainder is amenity land comprising scrub, wooded areas and low lying wet areas and ponds home to a variety of wildlife, fauna and flora.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage, and other easements attaching to the property whether mentioned in these particulars or not. Not footpaths or rights of way are understood to cross over the property.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the property and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Current Score C/78 Potential Score B/89

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Tom Watson FRICS on 01653 697 820, email tom.watson@cundalls.co.uk or Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water, drainage and electric.
Planning: North Yorkshire Coutry Council. Scarborough Town Hall.
Council Tax: Band F
Tenure: The property is Freehold, and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode: YO12 4PY
Details prepared April 2026

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. 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.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

