



## *Nettledene Nettledale Lane, Snainton, Scarborough, YO13 9PW*

*Guide Price £695,000*

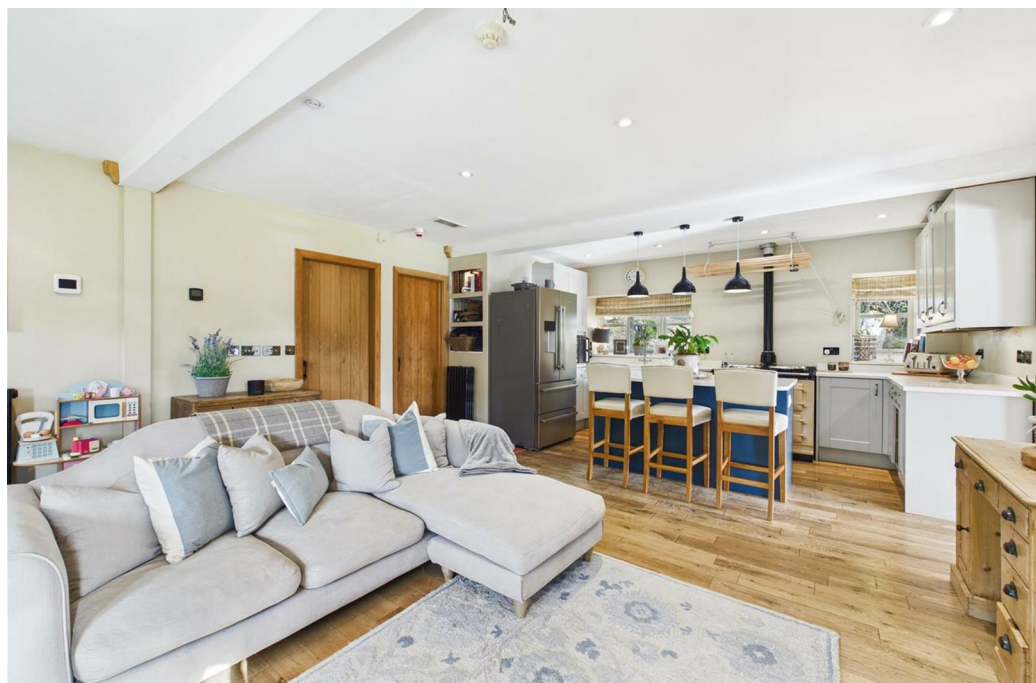
- *Substantial stone-built detached residence*
- *Contemporary house bathroom*
- *Covered parking bays*
- *Enviably position within sought-after Snainton*
- *Detached self-contained annex*
- *Generous grounds*
- *Central island with adjoining dining area*
- *Ample off-street parking*
- *Finished to a high standard*

# Nettledene Nettledale Lane, Scarborough YO13 9PW

A striking and individual Yorkshire home combining distinctive design, high-quality finish and versatile living space. Featuring a stylish kitchen, an exceptionally spacious living room and flexible accommodation throughout, Nettledene offers both character and practicality in equal measure. Set within the highly sought-after village of Snainton, this impressive residence delivers rural charm alongside excellent accessibility, a superb lifestyle opportunity in a prime village setting.



Council Tax Band: D



Nettledene is an impressive stone-built detached residence that has been thoughtfully renovated and extended to create the substantial and elegant home it is today. Occupying an enviable position, the property combines quality craftsmanship, generous proportions and a high standard of internal finish to deliver an idyllic village home.

To the ground floor, the accommodation comprises a welcoming entrance, downstairs WC, a versatile ground floor bedroom, a beautifully appointed kitchen and an exceptionally spacious living area. The ground floor bedroom offers excellent flexibility and could equally serve as a home office or study to suit a purchaser's needs.

The kitchen is well fitted with a comprehensive range of integrated units, complemented by a central island and adjoining snug the living space creates a sociable and practical heart to the home. Flowing seamlessly from here is the impressive lounge and dining space — a vast and inviting room perfectly suited to relaxation, entertaining and family gatherings.

To the first floor, the principal bedroom forms a standout feature, benefiting from a large glass-fronted window overlooking the expansive lawn and surrounding grounds. The two neighbouring bedrooms work seamlessly with the principal suite, offering flexibility for use as dressing rooms, a private study, or additional guest accommodation. The house bathroom serves this level, finished to create a sense of comfort and understated luxury — ideal for both daily routines and moments of relaxation. An additional bedroom completes the upper floor accommodation, enhancing the overall versatility of the home.

Externally, the property continues to impress. A well-maintained gravel driveway provides ample off-street parking, further enhanced by covered parking bays, a garage and a detached annex.

The annex offers exceptional additional accommodation, ideal for guests, extended family or independent living, complete with its own kitchen, bedroom and ensuite — all finished to a high standard in keeping with the main residence.

Set within its own grounds, Nettledene sits proudly behind a beautifully manicured lawn, providing a private and picturesque setting perfect for summer entertaining and outdoor enjoyment.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

3043 ft<sup>2</sup>

282.8 m<sup>2</sup>

**Reduced headroom**

504 ft<sup>2</sup>

46.8 m<sup>2</sup>

(1) Excluding balconies and terraces

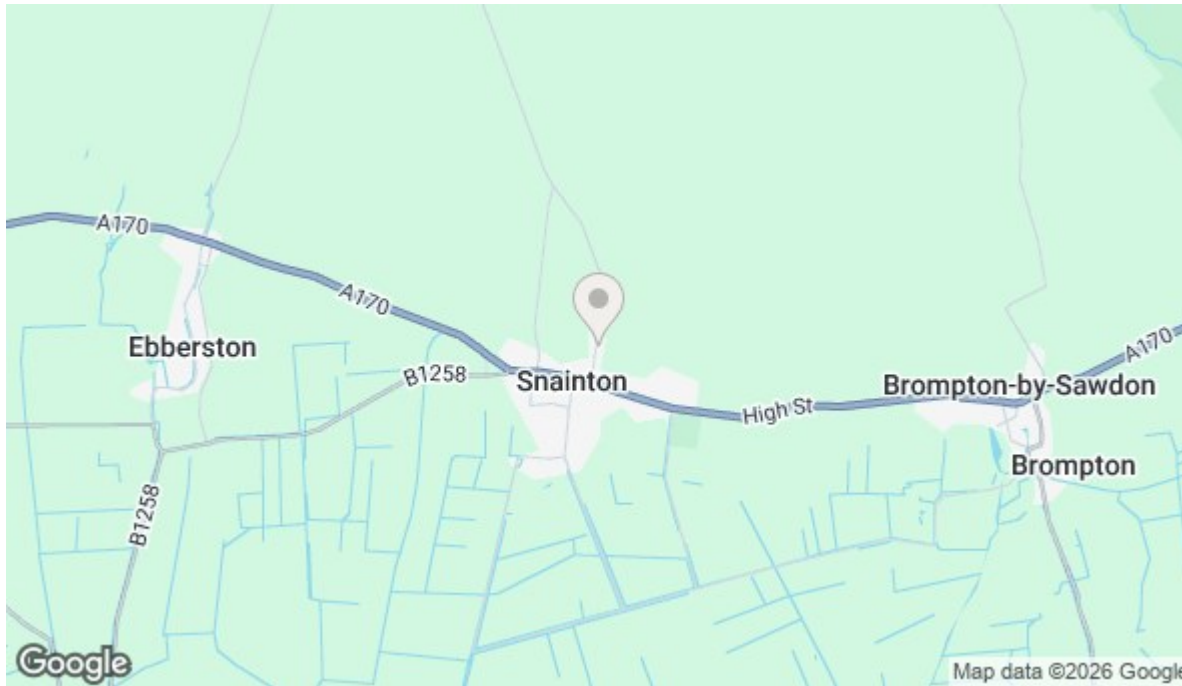
Reduced headroom

..... Below 5 ft/1.5 m


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Energy Efficiency Rating

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

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