



Hackness Road, Scarborough, , YO13 0QY

Offers In Excess Of  
£900,000

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# South Beck Cottage, Hackness Road, Scarborough, YO13 0QY

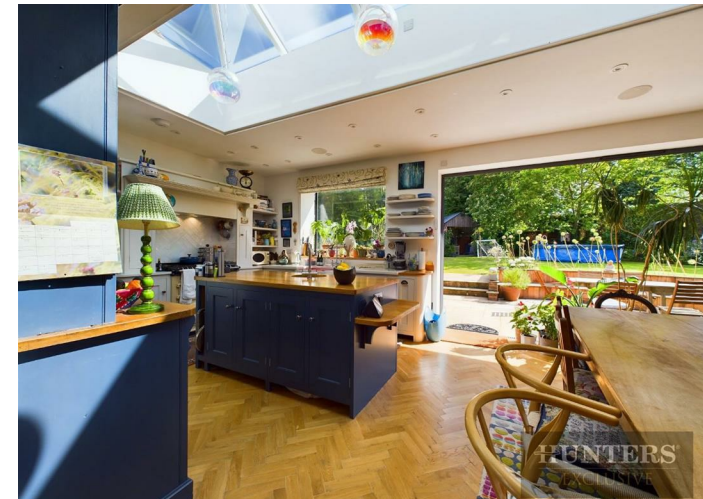
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Hunters Exclusive welcome to the market South Beck Cottage, a TRULY IMPOSING, DETACHED FAMILY HOME that blends together modern architecture with the tranquility of countryside living. Located within a PRIVATE ROAD in the highly sought after village of Scalby, this property benefits from many attractive features including; FIVE BEDROOMS, FOUR BATHROOMS, SEPERATE ONE BEDROOM ANNEX, approximately 0.75 ACRES of SOUTH FACING GARDEN and WOODLANDS and AMPLE OFF ROAD PARKING. This charming home also benefits from PICTURESQUE GOLF COURSE VIEWS!

Comprising: accessible entrance via ramp to the main door, a breath-taking entrance hall with bespoke sweeping stairwell with decorative balustrade leading to a galleried landing. The ground floor also offers cloakroom, shower room, downstairs bedroom, utility room and cosy lounge with multi fuel stove. The sitting room, kitchen, and dining area feature aluminium bi-folding doors, an Esse log burner, and a central island. This space truly serves as the heart of the home. The first floor offers three bedrooms, a shower room, a family bathroom, and a master suite complete with a dressing room and an ensuite shower room.

The property also offers a separate annex accessed via private entrance with lounge, modern fitted kitchen, double bedroom and family bathroom. Externally, the property boasts extensive gardens featuring various sections, including a log cabin, a tree house, and habitats for wildlife such as hedgehogs. There is also a traditional Yorkshire barn with open sides, a south-facing patio space ideal for entertaining, and beautifully landscaped areas throughout.

Scalby is a charming village located just north of Scarborough, offering picturesque scenery and a tranquil atmosphere. It features quaint cottages, a historic church, local shops, and cosy pubs. Surrounded by beautiful countryside and close to the coast, Scalby provides a perfect blend of rural charm and convenient access to urban amenities.





Entrance Hall  
9'3" x 13'6"

Windows, feature sky light, parquet flooring, stairs to the first floor landing, storage cupboard, underfloor heating and power points.

Cloakroom  
7'10" x 5'10"

Feature window, fitted storage and tiled flooring.

Lounge  
13'8" x 24'9"

Window, coving, radiator, fitted storage, multifuel burner, TV point and power points.

Office/Bedroom  
21'6" x 11'9"

Window, radiator and power points.

Downstairs shower room  
5'7" x 10'8"

Window, tiled flooring, part tiled walls, towel radiator, underfloor heating, extractor fan and three piece suite comprising: low flush WC, wash hand basin and walk in shower cubicle.

Sitting Room  
13'11" x 10'8"

Parquet flooring, underfloor heating, Esse log burner and power points.

Kitchen/Diner  
28'10" x 12'9"

Window, sky light, bifold doors to rear aspect, parquet flooring, underfloor heating, spotlights, multifuel burner, access to walk in pantry, range of wall and base units, sink and drainer unit, integrated dishwasher, space for AGA, extractor hood, power points, island with storage and sink unit.



Pantry  
2.43 x 2.29

Utility room  
6'0" x 9'8"

Window, door to rear aspect, base units with roll top work surfaces, sink and drainer unit, space for washing machine and power points.

First floor landing  
17'11" x 2'11"

Windows, sky light, storage cupboards and power points.

Bedroom 1  
13'8" x 10'10"

Windows, radiator, TV point and power points.

Dressing Room  
8'2" x 4'9"

Ensuite shower room  
6'7" x 4'0"

Tiled flooring, fully tiled walls, underfloor heating, towel radiator, shaver point, extractor fan, three piece suite comprising: low flush WC, wash hand basin and fully tiled shower cubicle with shower seat.

Bedroom 2  
14'3" x 9'8"

Window, radiator, TV point and power points.

Bedroom 3  
8'6" x 9'2"

Window, radiator, TV point and power points.



#### Bedroom 4

9'1" x 9'8"

Window, coving, radiator, TV point and power points.

#### Bathroom

7'10" x 8'7"

Window, underfloor heating, radiator, part tiled walls, shaver point, extractor fan and four piece suite comprising: low flush WC, wash hand basin, bidet, panel enclosed bath with mixer taps and overhead shower.

#### Shower Room

5'10" x 5'9"

Window, extractor fan, radiator, three piece suite comprising: fully tiled shower cubicle, wash hand basin and high flush WC.

#### Garage

Above head storage, power and lighting.

#### Garden

Mainly laid to lawn rear garden, tree house, wooden storage space, allotment area, apple trees, patio area, tree house, log cabin with log burner, power and lighting.

#### Parking

Ample off road parking.

#### Material Information Scarborough

Tenure Type; Freehold

Council Tax Banding; F

Council Tax Banding Annex: A



#### ADDITIONAL INFORMATION

The property has cabling to install solar panels should the new owner wish to install any.

#### LOCATION

Scalby, a picturesque village near Scarborough in North Yorkshire, offers a range of local amenities that cater to both residents and visitors. The village boasts essential shopping options, including local stores and farm shops offering fresh produce. Dining options feature traditional pubs like The Nags Head Inn and The Plough Inn, as well as cozy cafés. Education is well-served with Scalby School and nearby primary schools. For recreation, the village has a cricket club, tennis courts, and numerous walking and cycling trails. Community life thrives at the Scalby Community Hall, and the local churches provide both spiritual and social support. Health needs are met by a local medical centre and pharmacy. Excellent transportation links, including regular bus services and good road access, connect Scalby to Scarborough and beyond.

Scalby Village, nestled near Scarborough in North Yorkshire, boasts a vibrant sports scene encompassing a variety of activities for all ages. The Scalby Tennis Club offers excellent facilities for both casual play and competitive matches, while the Scalby Bowls Club provides a serene environment for enjoying the classic game of bowls. Rugby enthusiasts can engage with local teams, fostering community spirit and physical fitness. For those interested in indoor sports, the village supports a squash club where players can refine their skills and compete in local tournaments. Additionally, the village gym offers comprehensive fitness programs and state-of-the-art equipment, catering to a wide range of health and wellness needs. Together, these clubs and facilities create a well-rounded and active lifestyle for Scalby residents.



Annex

Dining area

9'8" x 10'10"

Sliding door, window and power points.

Lounge

9'11" x 15'4"

Window, electric fire, TV point and power points.

Kitchen

5'11" x 9'10"

Window, range of wall and base units, sink and drainer unit, space for fridge/freezer, electric oven, gas hob and power points.

Hallway

6'2" x 6'2"

Door, stairs to first floor landing and power points.



First floor landing

10'11" x 2'11"

Window, storage cupboard and power points.

Bathroom

5'10" x 5'9"

Window, radiator and three piece suite comprising: low flush WC, wash hand basin, bath with mixer taps and over head shower.

Bedroom

9'11" x 13'0"

Window, fitted storage, radiator and power points.

HMRC Disclaimer - Scarborough

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 76                      | 81        |
| England & Wales                             | EU Directive 2002/91/EC |           |

#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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