



Main Street, Staxton, Scarborough, YO12 4TA

- Grade II listed barn conversion
- Spacious lounge and dining area
- Parking for two cars with EV charger
- Three bedrooms, principal with en suite
- Front garden
- Air Source Heat Pump

Offers In Excess Of £220,000



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DESCRIPTION

Hunters are delighted to bring to the market this charming Grade II listed barn conversion, situated within the desirable village of Staxton, offering characterful accommodation, private parking and a delightful garden setting.

The accommodation briefly comprises an entrance hallway leading through to a spacious living room, creating a warm and inviting space for both everyday living and entertaining. The fitted kitchen benefits from a range of wall and base units with ample worktop space and opens through to a dining area, ideal for family meals and social occasions.

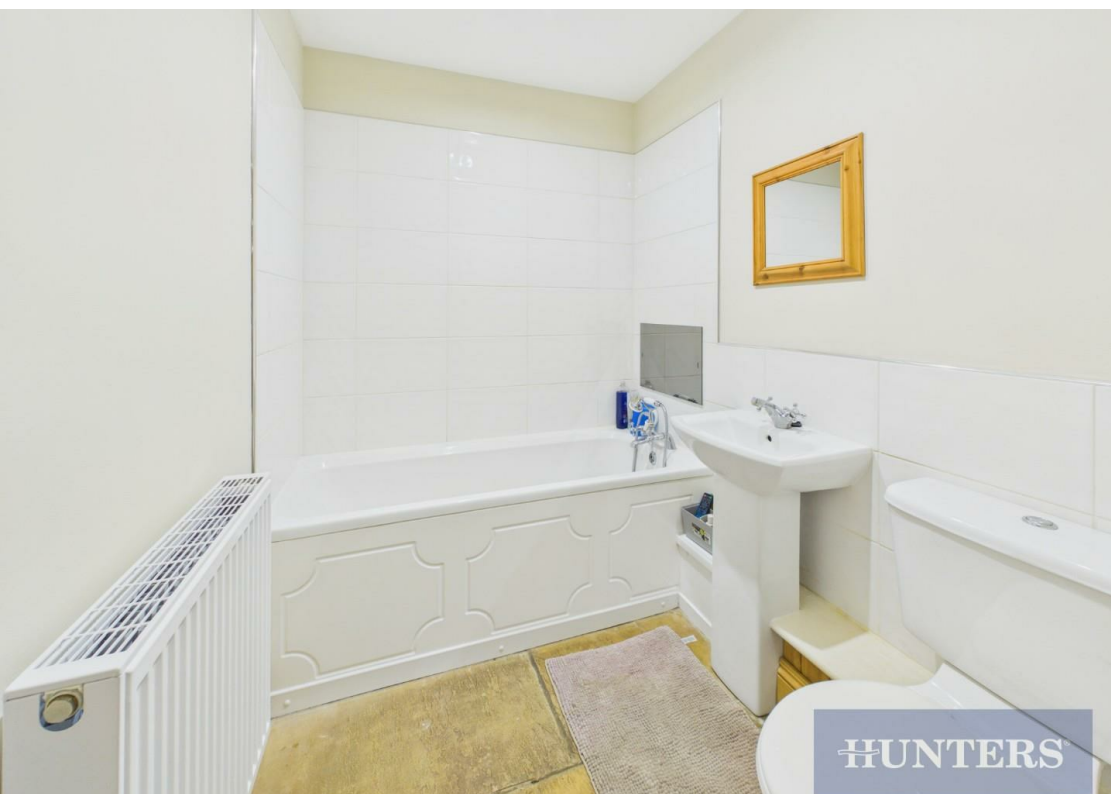
There are three bedrooms, including a generous principal bedroom with the added benefit of an en suite shower room. The remaining bedrooms are served by a family bathroom, providing practical accommodation for families, guests or those working from home.

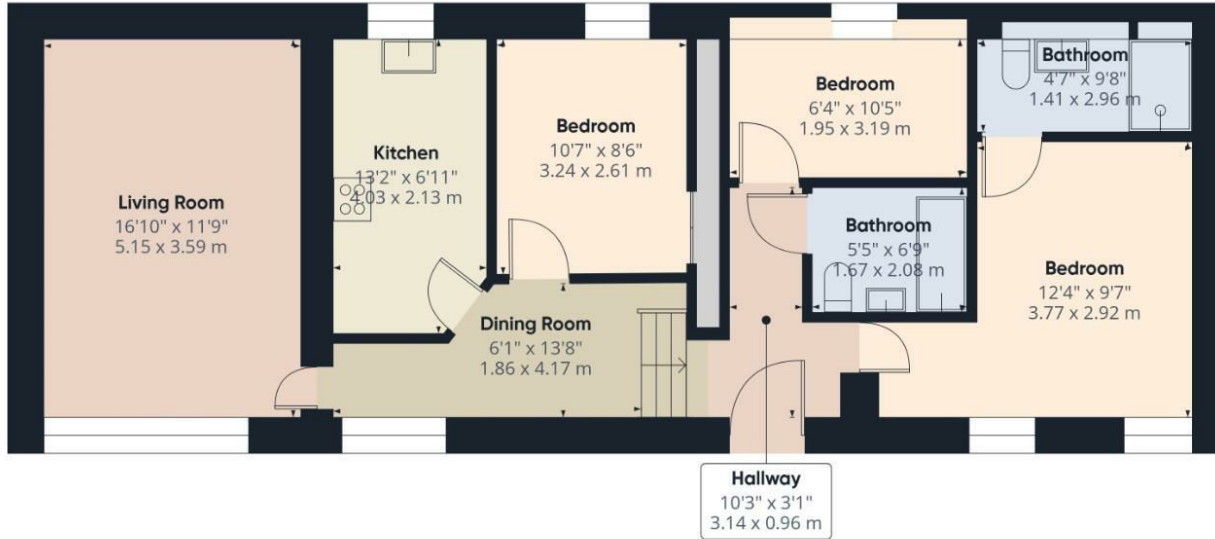
Externally, the property enjoys a well-maintained garden to the front, offering an attractive outdoor space to relax and unwind. There is off-road parking for two vehicles together with the convenience of an electric vehicle charging point. The property also benefits from an energy-efficient air source heat pump and fibre-to-the-property broadband, providing modern comforts alongside its historic character.

Located in the picturesque village of Staxton, the property is perfectly placed for access to Scarborough, Filey and the wider Yorkshire coast, whilst enjoying the charm and tranquillity of village life. This unique barn conversion offers an excellent opportunity to acquire a character home in a highly regarded location.

Early viewing is highly recommended to appreciate all that this delightful property has to offer.







Approximate total area⁽¹⁾
811 ft²
75.4 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Viewings

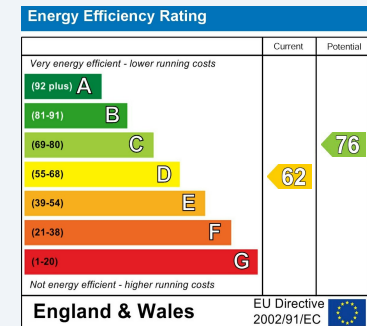
Please contact scarborough@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.