colin ellis

Holbeck Avenue,
Scarborough, YO11 2XQ

Guide Price £350,000

** A distinctive period property, in need of restoration or redevelopment, occupying a plum position within the well-regarded area of South Cliff, only a moments' walk from the Esplanade **

A 1930s former carriage house set within large, private grounds within a quiet corner of South Cliff. Brook Cottage is in need of improvement throughout and offers huge potential to create a comfortable and quirky home, although given the size of the plot and position there could well be scope for further redevelopment on the site, subject to all necessary planning consents and permissions.

3 | 2 | 2 | D

PROPERTY DESCRIPTION

Brick built under a rosemary tiled roof; Brook Cottage provides accommodation over two floor and amounts to 1,356 square feet in total. In brief the house provides the following: entrance hallway, dual aspect dining room and a large main reception rooms with an open aspect to the front. Breakfast kitchen to the rear fitted with a modern range of units and appliances, cloakroom and occasional bedroom with adjoining wet-room. On the first floor there are up to three bedrooms, one with a lovely direct view towards the sea, the former bathroom with plumbing still in situ and a box storage room or study. There is plenty of scope to reconfigure the layout to suit an individual purchasers needs.

Brook Cottage sits in a large plot of 0.28 of an acre and is set well back from Holbeck Avenue, behind mature hedge work providing a high degree of privacy. The grounds are well established and offer mature garden, off-street parking and a large area of hard standing to the rear.

LOCATION

Brook Cottage is situated within South Cliff, a sought after part of Scarborough typified by its variety of high-end individual properties and its proximity both to the highly regarded South Cliff Golf Course and independent school Scarborough College. Scarborough's attractions are manifold and include: two spectacular sandy beaches, extensive twelfth century castle ruins, fishing harbour & lighthouse. The town is well served with amenities and lies on the eastern boundary of the North York Moors National Park. Culturally, Scarborough is the home of the Stephen Joseph Theatre, where Sir Alan Ayckbourn was for many years the resident director. County cricket is played in the town in summer.

DINING ROOM

4.80 x 3.55 (15'8" x 11'7")

KITCHEN

3.00 x 2.40 (9'10" x 7'10")

LIVING ROOM

6.27 x 4.60 (20'6" x 15'1")

W C

1.40 x 1.24 (4'7" x 4'0")

ROOM WITH EN SUITE

3.80 x 2.20 (12'5" x 7'2")

EN SUITE

1.96 x 1.42 (6'5" x 4'7")

BEDROOM

5.00 x 3.37 (16'4" x 11'0")

BEDROOM

5.00 x 3.20 (16'4" x 10'5")

SNUG/OFFICE

3.60 x 2.93 (11'9" x 9'7")

FORMER BATHROOM

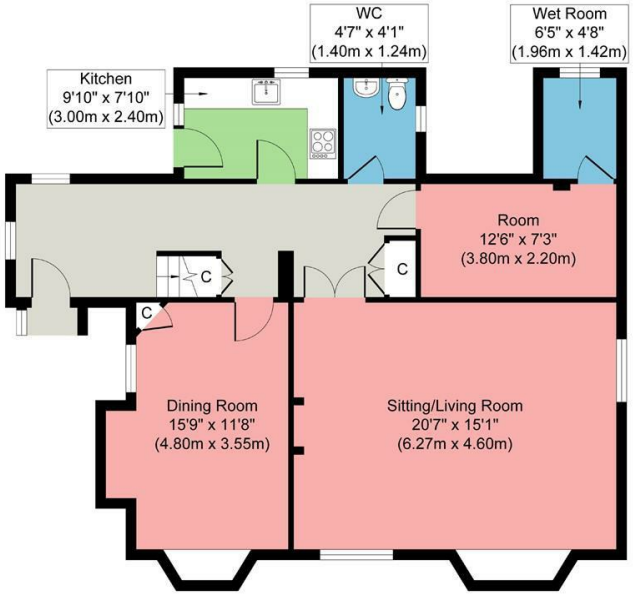
3.00 x 2.00 (9'10" x 6'6")

BOX ROOM

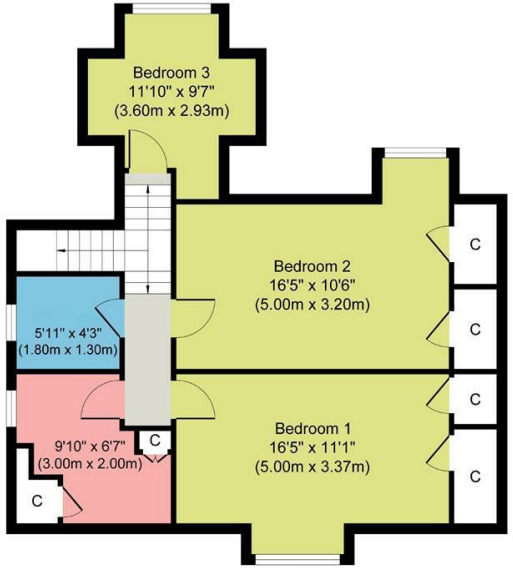
1.80 x 1.30 (5'10" x 4'3")

OUTSIDE

Brook Cottage stands well back from the street and faces directly down Holbeck Avenue looking down towards Holbeck Hill and the sea beyond. Set in a large and sheltered plot of 0.28 acres in total. Brook Cottage's grounds are well established and private in nature, sitting behind high mature hedge work and timber double gates. The lengthy driveway runs through the middle of the plot, with lawned gardens to both sides. There is a generous level of parking to the front and a further area of hardstanding to the rear.



Ground Floor
Approximate Floor Area
932 sq. ft
(86.54 sq. m)

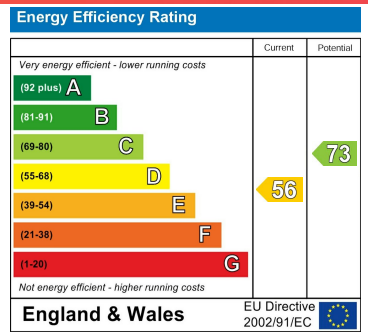


First Floor
Approximate Floor Area
731 sq. ft
(67.95 sq. m)

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.
Copyright V360 Ltd 2026 | www.houseviz.com

Holbeck Avenue - 18797920
Council Tax Band - E
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



The Property Ombudsman
naea | propertymark PROTECTED
RICS Regulated by RICS
Zoopla rightmove OnTheMarket

Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk