



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



£260,000

2 PEASHOLM COTTAGES, COLUMBUS RAVINE, SCARBOROUGH, YO12 7TL

- Character Property
- Four Bedrooms
- Period Features
- Envious Location

A RARE OPPORTUNITY TO PURCHASE THIS IDEALLY SITUATED FOUR BEDROOM PROPERTY OVERLOOKING PEASHOLM PARK. OFFERED TO THE MARKET AFTER BEEN OWNED BY THE CURRENT OWNERS FOR FORTY YEARS, STEEPED IN HISTORY THIS CHARACTERFUL HOUSE WILL MAKE A LOVELY HOME OR HOLIDAY LET WITH ITS PROXIMITY TO ALL OF THE NORTH BAY'S AMENITIES. CURRENTLY WITH NO OFF-STREET PARKING YET WITH THE NECESSARY PERMISSIONS PARKING COULD BE CREATED.

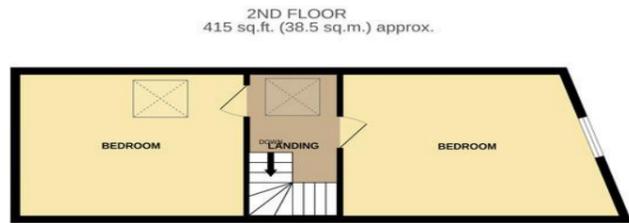
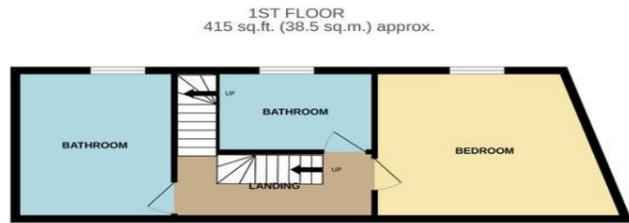


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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

2 Peasholm Cottages, Columbus Ravine, Scarborough, YO12 7TL



TOTAL FLOOR AREA - 1218 sq.ft. (113.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Property Description

This former farmhouse and coaching inn when briefly described comprises large living room with recently installed w/c and kitchen to the ground floor. Two well-appointed bedrooms and bathroom to the first floor with two further double bedrooms to the floor above. Enclosed patio garden to the front where parking could be created.



GROUND FLOOR

LIVING ROOM
24' x 11' 1" (7.32m x 3.38m) max

KITCHEN
12' 3" x 11' 8" (3.73m x 3.56m)

W/C

FIRST FLOOR

LANDING

BEDROOM
15' 7" x 13' 2" (4.75m x 4.01m) max

BEDROOM
12' 9" x 9' 6" (3.89m x 2.9m)

BATHROOM

SECOND FLOOR

LANDING

BEDROOM
18' 4" x 13' (5.59m x 3.96m) max

BEDROOM
14' x 13' (4.27m x 3.96m) max

OUTSIDE

GARDEN