



£950,000

HIGHFIELD COTTAGE, WREA HEAD, SCALBY, SCARBOROUGH, YO13 0PB

- Detached Period Property
- Sympathetically Updated And Extended
- Five Bedrooms
- Large Gardens And Woodland

A LANDMARK PROPERTY SET WITHIN THE GROUNDS OF THE ORIGINAL WREA HEAD ESTATE IN THE DESIRABLE VILLAGE OF SCALBY. SYMPATHETICALLY RESTORED AND EXTENDED BY THE CURRENT OWNERS TO OFFER A LARGE FAMILY HOME SET WITHIN APPROXIMATELY 3/4 ACRE OF GARDENS AND WOODLAND. OFFERING THE TRAPPINGS OF MODERN LIFE WITH SUPERB ENTERTAINING SPACE YET RETAINING THE LOVELY PERIOD CHARM, FIVE WELL APPOINTED BEDROOMS TWO WITH ENSUITE FACILITIES. AN ARRAY OF OUTBUILDINGS INCLUDING A FORMER STABLE BLOCK DOUBLE GARAGE AND STUDIO/ACCOMMODATION WITH KITCHENETTE WALL HUNG FIRE AND CLOAKROOM. PROPERTIES LIKE THIS SELDOM APPEAR ON THE OPEN MARKET FOR SALE.



**TIPPLE UNDERWOOD ESTATE
AGENTS**

3 Coldyhill Lane, Scarborough, North
Yorkshire, YO12 6SF

CONTACT

www.tippleunderwood.co.uk

01723 350299

mail@tippleunderwood.co.uk

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



TOTAL FLOOR AREA : 2683 sq.ft. (249.2 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 mis-statement. 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.
Marked with Metrelink 2019/20



Property Description

The property when briefly described comprises entrance hall, snug seating area, dual aspect lounge with French doors to the frontal aspect, guest bedroom with ensuite facilities, cloakroom and a large open plan living kitchen diner, utility room and rear vestibule to the ground floor. On the first floor is the principal bedroom with luxurious ensuite and a separate dressing room, three further double bedrooms and a modern family bathroom. The property sits on generous gardens and woodland of approximately ¾ acre with an array of outbuilding including double garage, former stable block, Studio/guest accommodation with kitchenette and cloakroom, garden store and delightful tree house.



GROUND FLOOR

ENTRANCE HALL

SNUG
10' 6" x 11' (3.2m x 3.35m)

LOUNGE
19' 3" x 18' 10" (5.87m x 5.74m)

LIVING/KITCHEN/DINER
23' x 27' 9" (7.01m x 8.46m)

UTILITY ROOM
9' 3" x 5' 7" (2.82m x 1.7m)

GUEST BEDROOM
23' 7" x 9' 1" (7.19m x 2.77m)
ENSUITE

CLOAKROOM

FIRST FLOOR

LANDING

MASTER BEDROOM
15' 4" x 10' 9" (4.67m x 3.28m)
ENSUITE
DRESSING ROOM
11' 4" x 9' 10" (3.45m x 3m)

BEDROOM
13' 8" x 11' 2" (4.17m x 3.4m)

BEDROOM
15' 10" x 8' 9" (4.83m x 2.67m)

BEDROOM
13' 3" x 11' 10" (4.04m x 3.61m)

BATHROOM

OUTSIDE

GARDENS

WOODLAND

DOUBLE GARAGE

STABLE BLOCK

STUDIO/GUEST ACCOMODATION
18' 3" x 19' 3" (5.56m x 5.87m)

GARDEN STORE