



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

Corner Ways, Wold View, Fieldside & Paddock, Ratten Row

Guide Price £1,700,000



Corner Ways, Wold View, Fieldside and Paddock, Ratten Row

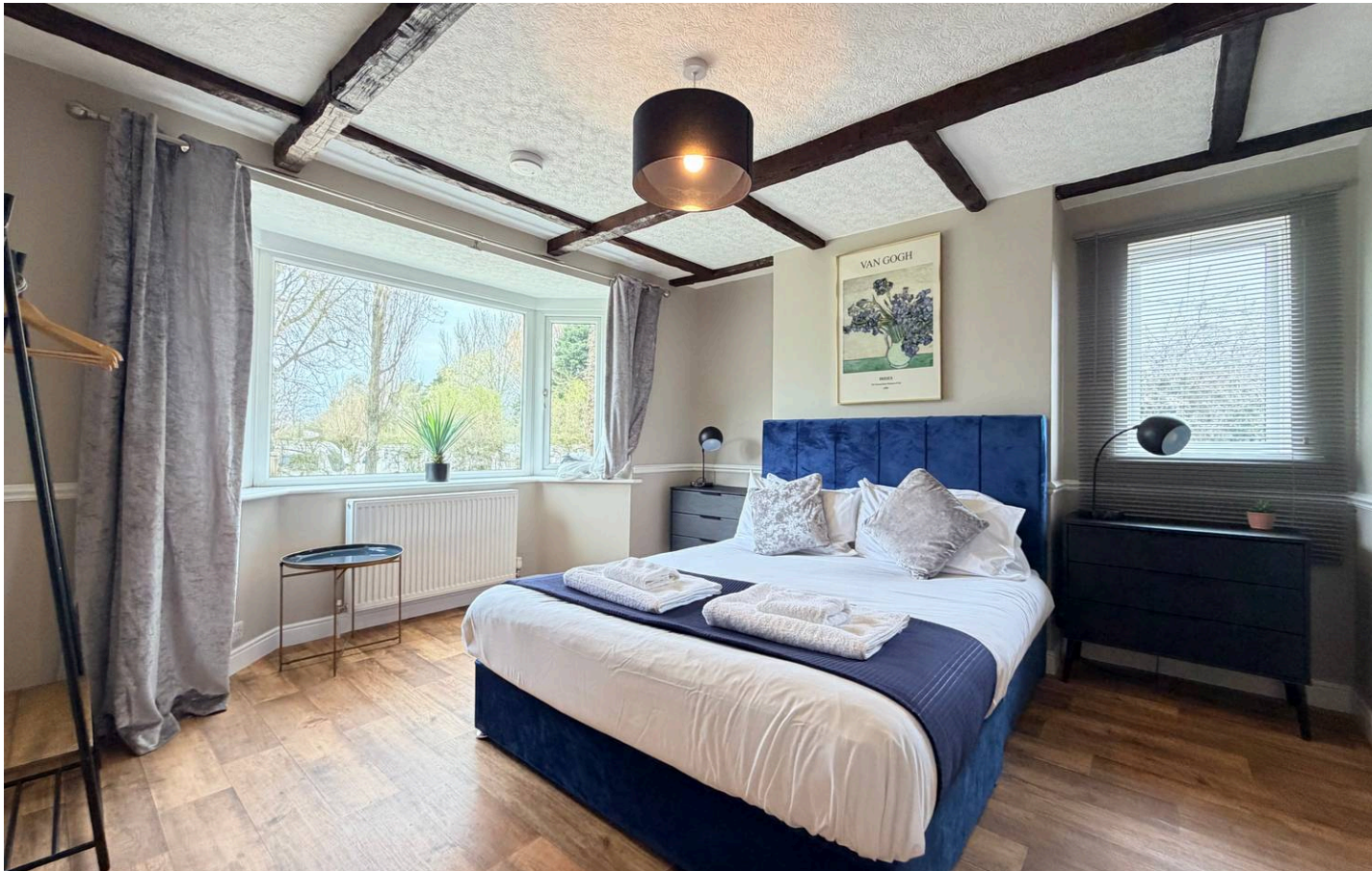
Scarborough

- ENTIRE SITE - THREE SUBSTANTIAL DWELLINGS & Paddock
- CORNER WAYS - A VERSATILE FIVE/SIX BEDROOM DETACHED HOME WITH THREE BATHROOMS
- FIELDSIDE - A THREE BEDROOM COTTAGE WITH TWO BATHROOMS
- WOLD VIEW - FOUR BEDROOM COTTAGE WITH THREE BATHROOMS, WC & ROOF TERRACE
- PROPERTIES RENOVATED TO A HIGH STANDARD THROUGHOUT
- GENEROUS GROUNDS & Paddock WITH PLANNING PERMISSION FOR TWO FOUR BEDROOM DWELLINGS
- CAN BE SOLD AS A GOING CONCERN CURRENTLY ACHIEVING CIRCA £200,000 PER ANNUM
- SECLUDED POSITION IN THE SOUGHT AFTER SEAMER VILLAGE

We are delighted to present an exceptional and rare opportunity to acquire an entire site comprising three substantial and beautifully renovated dwellings, each offering a unique blend of character, versatility, and contemporary comfort within the highly sought after village of Seamer.

This impressive portfolio includes Corner Ways, a versatile five or six bedroom detached home with three stylishly appointed bathrooms, providing flexible accommodation perfectly suited to large families, multi-generational living, or those seeking ample space for home working. The generous interiors of Corner Ways are thoughtfully laid out, with light-filled reception rooms and a modern kitchen that forms the heart of the home, ideal for both relaxed family gatherings and entertaining on a grand scale.



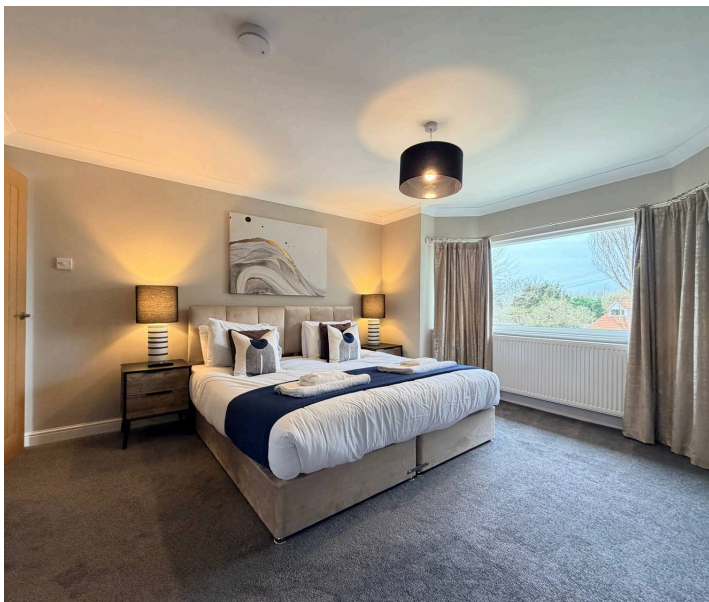


Fieldside is a charming three bedroom cottage that exudes warmth and character, featuring two elegant bathrooms, a welcoming living area, and a modern well-equipped kitchen, making it an inviting retreat for guests or extended family.

Wold View, a delightful four bedroom cottage, stunning kitchen with tri-folding doors, boasts three luxurious bathrooms, a convenient WC, and a sizeable first floor stunning terrace together with a master bedroom and en-suite, offering a tranquil space for relaxation with far-reaching views.

All three properties have been meticulously renovated to a high standard throughout, seamlessly blending charm with contemporary finishes, ensuring a move-in ready experience for discerning buyers or as a turn key investment should one require. Currently operated as a successful going concern, the site is achieving a remarkable annual income of approximately £200,000, making it an outstanding investment opportunity as well as a superb private residence.

The site further benefits from generous grounds and a substantial paddock, with planning permission already granted for two additional four bedroom dwellings, opening up exciting possibilities for future development or expansion. Details and plans can be provided upon request.



Set in a secluded position within the tranquil and picturesque village of Seamer, this unique offering combines privacy and peace with convenient access to local amenities, reputable schools, and excellent transport links.

Whether you are seeking a prestigious family estate, a lucrative investment, or a blend of both, this remarkable site truly must be viewed to be fully appreciated.

Contact us today to arrange your private tour and discover the endless possibilities this exceptional opportunity has to offer.



Council Tax:

Fieldside- Band E

Corner Ways- Band D

Wold View- Band E

Energy Performance Certificates:

Fieldside- Band C

Corner Ways- Band C

Wold View- Band C

Viewing Arrangements:

Strictly by appointment via the Sole Agents CPH Property Services on

01723 352235

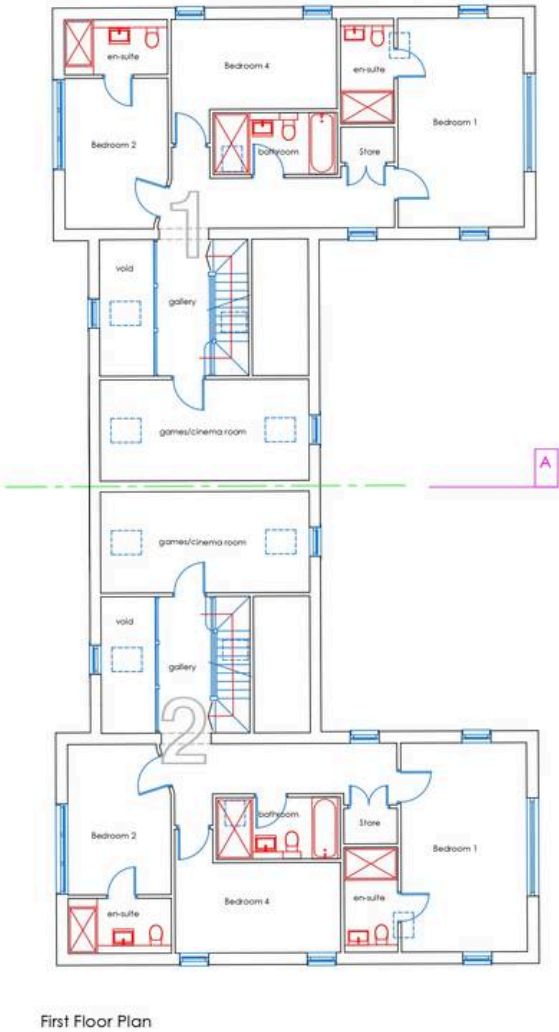
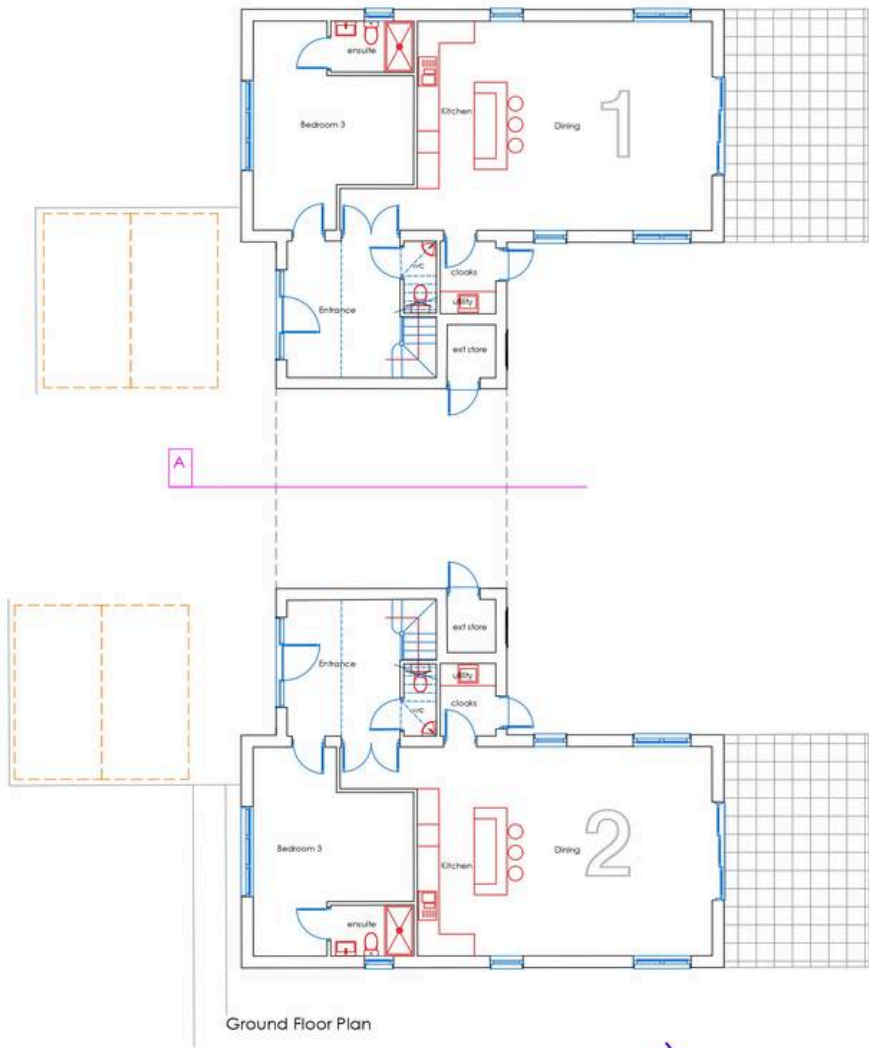


or email sales@cphproperty.co.uk

Cornerways, Ratten Row, Seamer
Proposed Floor Plans

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All dimensions are to be checked on site before commencing work. Any discrepancies should be reported to the project manager immediately.



rev A 20 Jan 2026: parking amended

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project	Cornerways Seamer	date	16 May 2025
drawing	Proposed Plans	scale	1:100@A2
drawing no	C3600-3	sheet	A





GROUND FLOOR
1403 sq.ft. (130.4 sq.m.) approx.

1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.

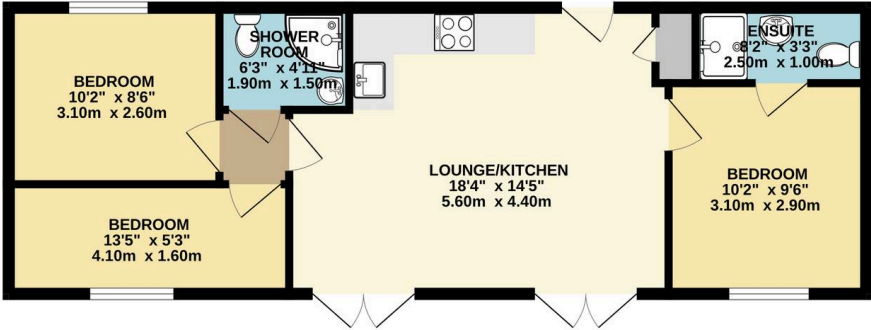


TOTAL FLOOR AREA: 1803 sq.ft. (167.5 sq.m.) approx.

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 not 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.



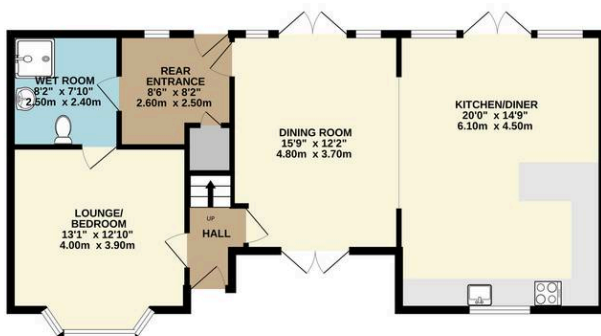
GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 574 sq.ft. (53.3 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.

GROUND FLOOR
818 sq.ft. (76.0 sq.m.) approx.



1ST FLOOR
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA: 1627 sq.ft. (151.2 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.

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With you every step of the way



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19 St. Thomas Street, Scarborough YO11 1DY



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132