



colin ellis

colin ellis

## Prior Wath Road, Scarborough, YO13 0AZ

Situated in the picturesque village of Staintondale, this beautifully presented two bedroom semi-detached stone cottage effortlessly combines timeless character with comfortable modern living, all set against a backdrop of open countryside.

This is a superb opportunity to acquire a truly charming cottage in a prime rural location, equally suited as a permanent residence or weekend retreat.

Guide Price £310,000



## PROPERTY DESCRIPTION

This charming home immediately impresses with its quintessential curb appeal and warm, inviting interior. The principal living room is rich in character, featuring exposed ceiling beams and an impressive stone inglenook fireplace with LPG gas stove, the perfect focal point for cosy evenings. In addition, a separate lounge provides a bright and versatile second reception space, enjoying a dual aspect with large bay style window that allows for excellent natural light and pleasant views. Exposed beams and a feature fireplace add further charm ideal for reading, entertaining or use as a home office.

To the rear, the generously proportioned kitchen/dining room provides a wonderful space for both everyday living and entertaining, fitted with a range of traditional cabinetry and enjoying a pleasant outlook towards the garden. The ground floor accommodation is further complemented by a bathroom and separate WC, adding practicality to the home's charm.

Upstairs, two well-appointed bedrooms offer light filled accommodation, both enjoying attractive rural views, along with an additional WC for convenience.

Externally, the property continues to impress. A shared driveway, while the established rear garden offers a delightful mix of lawn, mature planting and patio areas, perfect for al fresco dining or simply enjoying the peaceful surroundings. Outbuildings add further versatility and storage, while the open aspect beyond enhances the sense of space and tranquillity.

### LOUNGE

3.66 x 3.07 (12'0" x 10'0")

### LIVING ROOM

3.84 x 4.71 (12'7" x 15'5")

### KITCHEN DINER

4.58 x 3.57 (15'0" x 11'8")

### BATHROOM

1.18 x 2.31 (3'10" x 7'6")

### WC

1.39 x 1.00 (4'6" x 3'3")

### BEDROOM

3.83 x 3.36 (12'6" x 11'0")

### WC

0.98 x 1.41 (3'2" x 4'7")

### BEDROOM

3.73 x 2.69 (12'2" x 8'9")

### LOCATION

Staintondale is a highly desirable rural village nestled between Scarborough and Whitby, offering immediate access to the dramatic landscapes of the North York Moors National Park and the stunning Yorkshire coastline. Renowned for its natural beauty, the area provides an exceptional lifestyle opportunity.

### ADDITIONAL INFORMATION

Our vendors have informed us that the central heating and hot water are run by an oil fired boiler, whilst the cooker and stove are both run by LPG gas but both of these could be replaced by electric ones instead.







**Approximate total area<sup>(1)</sup>**  
 883 ft<sup>2</sup>  
 82 m<sup>2</sup>

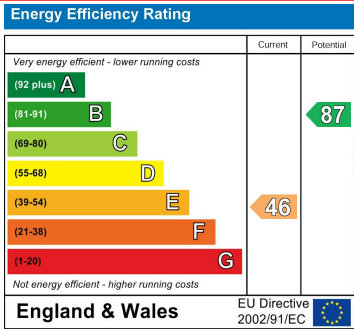
**Reduced headroom**  
 9 ft<sup>2</sup>  
 0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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

GIRAFFE360



England & Wales EU Directive 2002/91/EC

**Prior Wath Road - 18787994**  
**Council Tax Band - C**  
**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.



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

**RESIDENTIAL & COMMERCIAL SALES**  
**LETTINGS CHARTERED SURVEYOR**

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