



## Falsgrave Moor Farm Edgehill Road, , Scarborough, YO12 4BG

- No site fees or rates until April 2027
- Fully equipped kitchen
- Elevated coastal outlooks & peaceful grounds
- Contemporary open-plan living
- Master suite with en-suite

**£39,500**



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## DESCRIPTION

The Arronbrook Luxihome – Pre-Loved 2014 (32ft x 12ft, 2 bedrooms, £39,500) is a warm, welcoming coastal hideaway that fits beautifully into the peaceful rhythm of the park. From its elevated position, the home opens out to soft sea views, gentle breezes and the kind of quiet that feels rare these days — just birdsong, open sky and the steady calm of the coast.

Inside, the Luxihome has a naturally cosy feel. The lounge is bright and inviting, with a sofa bed for guests and plenty of space to settle in and unwind. The fully equipped kitchen — complete with gas cooker, microwave and under-counter fridge — keeps everything simple and easy, while the freestanding dining area gives the home a relaxed, homely flow that suits slow mornings and peaceful evenings.

The master bedroom feels serene and thoughtfully arranged, with fitted wardrobes and generous storage that keeps the space feeling calm. The second bedroom is currently set up as a light, airy office — a quiet corner for reading, working or simply taking a moment for yourself. The bathroom is fresh, practical and neatly placed, keeping the home feeling smooth and uncluttered.

But it's outside where this Luxihome truly shines. The 20ft x 10ft side decking becomes your own private retreat — a place to breathe, to sit with a morning coffee, to watch the sea shift in the distance. It's the part the photos never quite capture: the openness, the stillness, the way the view seems to stretch a little further when you're standing there in person.


This holiday home also comes with an exceptional package of included offers: free site fees until April 2027, free local authority rates until April 2027, a free 43" TV, and free decking and skirting already in place.





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [scarborough@hunters.com](mailto:scarborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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