



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

21 Station Lane, Cloughton
Offers Over **£500,000**



- IMMACULATELY PRESENTED THREE BEDROOM DETACHED BUNGALOW
- LOCATED IN THE SOUGHT AFTER CLOUGHTON VILLAGE
- OCCASSIONAL BEDROOM/HOBBIES ROOM, UTILITY/WC AND SUN ROOM
- OPEN PLAN KITCHEN/SUN ROOM
- THREE BATHROOMS
- OPEN VIEWS TOWARDS THE CINDER TRACK AND OLD STATION
- REAR GARDEN WITH FIELD VIEWS
- DRIVEWAY FOR APPROX 3 CARS AND GARAGE
- NO ONWARD CHAIN

We are delighted to present this immaculately presented three bedroom detached bungalow, ideally located in the highly sought-after village of Cloughton. Offering spacious and flexible accommodation, this impressive home boasts a modern finish throughout and enjoys open views towards the picturesque Cinder Track and Old Station. The ground floor features three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, a stylish family bathroom, a practical utility/WC, and a generous open plan kitchen seamlessly connecting to a bright sun room - the perfect spot for relaxed dining or entertaining. The separate dining room and inviting lounge provide further versatile living space, all beautifully appointed to a high standard. Upstairs, you will find an occasional bedroom or hobbies room, an occasional bathroom, and a useful plant room/loft, offering excellent options for guests, home working, or creative pursuits. The property also benefits from a driveway with parking for approximately three cars, a garage, and a delightful rear garden with field views, ideal for enjoying the tranquil village setting.





Offered with no onward chain and situated within easy reach of local amenities, this exceptional bungalow is perfect for families or those seeking a peaceful lifestyle. Early viewing is highly recommended to appreciate all this superb home has to offer.

GROUND FLOOR

Entrance Hallway

Dining Room 11' 10" x 9' 10" (3.60m x 3.00m)

Lounge 23' 4" x 10' 10" (7.10m x 3.30m)

Kitchen 13' 1" x 11' 6" (4.00m x 3.50m)

Snug/Sun Room 11' 10" x 6' 11" (3.60m x 2.10m)

Utility/WC 7' 7" x 5' 11" (2.30m x 1.80m)

Bathroom 10' 10" x 6' 7" (3.30m x 2.00m)

Bedroom One 13' 5" x 10' 10" (4.10m x 3.30m)

En-Suite 6' 11" x 4' 7" (2.10m x 1.40m)

Bedroom Two 13' 5" x 11' 10" (4.10m x 3.60m)

Bedroom Three 7' 7" x 7' 7" (2.30m x 2.30m)

Garage 17' 5" x 8' 10" (5.30m x 2.70m)

FIRST FLOOR

Loft/Hobbies Room 24' 7" x 9' 2" (7.50m x 2.80m)

Occasional Bathroom 9' 2" x 8' 2" (2.80m x 2.50m)

Plant Room/Loft 12' 6" x 9' 2" (3.80m x 2.80m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office



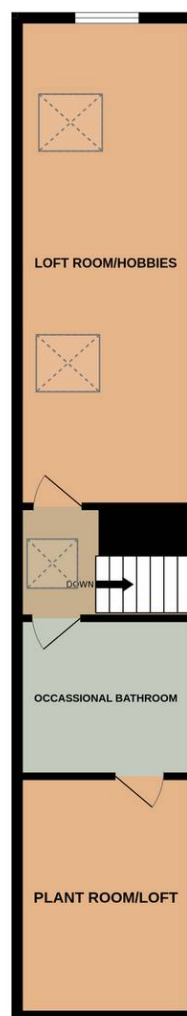
GROUND FLOOR
1382 sq.ft. (128.4 sq.m.) approx.



TOTAL FLOOR AREA : 1845 sq.ft. (171.5 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 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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1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



Interested?

Contact our friendly team today
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



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