

MOOR COTTAGE

Irton, Scarborough, North Yorkshire



MOOR COTTAGE

Handsome 1930s country house set within an acre of beautiful gardens, with far-reaching views to the Yorkshire Wolds and North York Moors

*Seamer 1 mile • East Ayton 2 miles • Scarborough 4 miles
Malton 20 miles • York 38 miles*

Porch • cloakroom • entrance and staircase hall • drawing room • dining room • conservatory and sunroom • kitchen/ dining/living room • pantry • utility room • home office

Principal bedroom suite with dressing room and bathroom
• 3 further bedrooms • house bathroom • separate wc

Garage • summer house • greenhouse

Gardens & grounds • gated parking

In all, approximately 1 acre

For Sale Freehold



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Approximate Gross Internal Floor Area
270.0 SQ M / 2906SQ FT
(excluding store, fuel store, garage)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Ground Floor
Gross Internal Area: 152.6 m² ... 1643 ft²



First Floor
Gross Internal Area: 117.4 m² ... 1263 ft²

City

Country

Coast

Occupying an elevated position on the northern edge of the village, where the gardens give way to open countryside, Moor Cottage is a substantial detached family house set within an acre of established grounds. Built in 1936, as recorded by the date stone, the house is characteristic of the period with Arts and Crafts influences evident in its gabled elevations, Rosemary roof tiles and carefully preserved interior detailing, including exposed beams, plate rails, oak internal doors and the original brass door furniture. Positioned centrally within its landscaped gardens, the house enjoys uninterrupted views south to the Yorkshire Wolds and north to the North York Moors.

- Detached family house dating from 1936
- Surrounded by gardens and grounds extending to one acre
- Nearly 3000 sq ft of versatile accommodation arranged over 2 floors
- Open-plan kitchen/breakfast/living room
- Integral garage and extensive gated parking
- Elevated position with outstanding views to the Wolds and the Moors
- Rural location approximately 10 minutes' drive from Scarborough
- Much-loved home - under the same ownership for 47 years



Tenure: Freehold

EPC Rating: E

Council Tax Band: F

Services & Systems: Mains electricity and water. Oil central heating boosted by a Hunter multi-fuel stove with a back boiler and a Danfoss box wired to the circulation pump, radiators and hot water cylinder. EV solar panel system. Mains drainage. Burglar alarm system.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion

in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





The accommodation is well suited to modern family life, combining generous reception rooms with practical everyday spaces. At its heart is an open-plan kitchen/breakfast/ living room that connects to the conservatory, while the house's many windows on every elevation ensure a constant connection with the surrounding garden and countryside.

The kitchen/breakfast/living room forms the natural hub of the house. A large Hunter stove in the living area provides warmth throughout the winter months, a dining area enjoys views across the garden, while electric underfloor heating serves the kitchen area. The well-equipped kitchen is fitted with bespoke Hovingham Interiors cabinetry, integrated appliances and a Britannia Range Master cooker. Adjoining is a traditional pantry, retaining its original stone slab beneath a north-facing window, and a practical utility room with

a stable door opening onto a paved terrace. The home office occupies a quieter position overlooking the driveway and includes fitted cabinetry incorporating an integrated fridge and freezer for surplus needs.

Wrapping around the south and west elevations, the conservatory and adjoining sunroom provide bright living spaces from which to enjoy the gardens throughout the year. Both rooms are fitted with parquet flooring and radiators, while the conservatory also benefits from electrically operated blinds and rain-sensor roof vents. Light filters through into the formal dining room, where a tall picture window, fitted dresser and fireplace create an inviting setting for formal entertaining.



The drawing room is a particularly elegant reception room featuring the original plate rails and centred on a handsome oak fireplace with tiled slips flanked by fitted cupboards. The original oak floorboards remain beneath the carpet, while a deep bay window, complete with upholstered window seat, frames the outlook towards the Wolds.

On the first floor, the principal bedroom suite occupies a private position within the northern wing of the house. Extensively fitted with bespoke cabinetry, including a window seat with storage beneath, it enjoys long views across open countryside towards the North York Moors through two dormer windows. The suite also incorporates a dressing area and an en suite bathroom with electric underfloor heating, twin vanity basins and a walk-in wet room shower with integrated seat.

From the landing, which includes a useful airing/linen cupboard, there are three further double bedrooms, two with useful eaves storage, together with a bedroom featuring an attractive fireplace with Delft tile inserts. A family bathroom including a bath with electric shower over and a separate wc complete the first floor.

The loft is accessed via a drop-down ladder and is boarded to both access hatches, with electric lighting installed.





Outside

Gates open onto a tarmac driveway that sweeps in front of the integral garage and meets a gravelled turning circle, providing generous parking. The garage is fitted with an electric roller shutter door, power and lighting, and benefits from natural light through windows on two elevations. Separate pedestrian and vehicle gates provide additional access to the grounds.

The landscaped gardens surround the house on three sides and have been carefully designed to provide structure, colour and seasonal interest. Herbaceous borders planted with perennials are complemented by clipped topiary, yew hedging, ornamental trees encircled by box hedging and mill wheels thoughtfully incorporated into the landscape. An expansive paved terrace extends across the western elevation of the house, sheltered by a low stone wall and positioned to make the most of the far-reaching views. It provides generous space for outdoor dining and seating, overlooking a garden pond nestled within a colourful rock garden. On the southern boundary, a fully insulated summer house with adjoining patio provides a peaceful retreat within the garden.



The gardens contain a wide variety of mature shrubs and trees, including a notable oak grown from an acorn some 47 years ago and an acer planted from a sapling at the same time.

The enclosed kitchen garden is accompanied by a greenhouse and garden shed, with external power points and a water supply conveniently located nearby.

On the northern roadside corner of the property is an informal garden area which is accessed through a gated arch and enclosed by well-established hedging and wire fencing. It is well wooded and underplanted with spring bulbs, with mowed grass walkways.



Environs

Moor Lane forms part of the northern edge of the village, where detached houses stand within generous plots and the road rises gently towards open countryside.

A range of supermarkets is available on the outskirts of Scarborough, while the nearby Ye Olde Forge Inn at East Ayton is a well-regarded local pub.

The village of Seamer offers a good selection of everyday amenities, including public houses, a convenience store and primary school – with a new Italian restaurant due to open in 2026. Seamer railway station, approximately two miles away, provides TransPennine services between Scarborough, York, Manchester and Liverpool, with regular mainline connections from York to London King's Cross.

Road communications are excellent, with the A170 linking Scarborough and Thirsk, and the A64 providing convenient access to Malton, York, Leeds and the A1(M).

Directions

From Ayton Road, turn north along Moor Lane and the house can be found on the left hand side just beyond the Irton Garden Centre.

What3words: ///ended.surprised.chipper

Viewing

Strictly by appointment.



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