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*For over 30 years*

Wold View & Fieldside, Ratten Row, Scarborough

Guide Price £850,000



## Wold View & Fieldside, Ratten Row

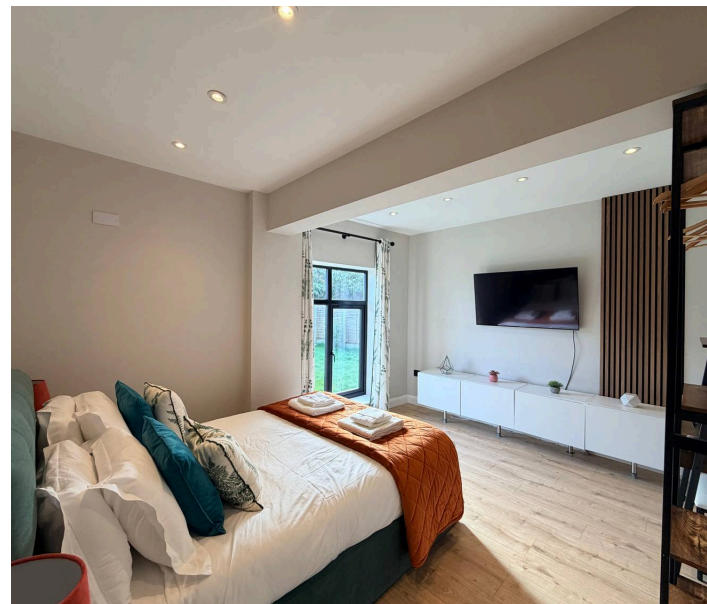
Scarborough

- TWO SUBSTANTIAL COTTAGES (FIELDSIDE & WOLD VIEW)
- 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
- CAN BE SOLD AS A GOING CONCERN OR WITH VACANT POSSESSION (NO ONWARD CHAIN)
- SECLUDED POSITION IN THE SOUGHT AFTER SEAMER VILLAGE

We are delighted to present an exceptional opportunity to acquire two substantial and beautifully renovated character cottages, Fieldside and Wold View, nestled in a secluded position within the highly sought after village of Seamer.

This unique offering comprises a total of seven bedrooms across both properties, making it an ideal proposition for multi-generational living, those seeking a lucrative holiday let investment, or buyers wanting flexible accommodation with scope for a home office or guest suite.

Fieldside is an inviting three bedroom cottage, thoughtfully arranged to provide comfortable and spacious living. The ground floor features an inviting, open plan lounge/kitchen/diner with two sets of patio doors out to the gardens, a master bedroom with an en-suite shower room, two further bedrooms and a contemporary shower room, all finished to an





WOLD VIEW

GROUND FLOOR

Entrance Hall

Lounge

15' 5" x 15' 1" (4.70m x 4.60m)

Breakfast Kitchen/Diner

27' 7" x 15' 5" (8.40m x 4.70m)

Utility

7' 10" x 4' 11" (2.40m x 1.50m)

Downstairs WC

6' 11" x 3' 11" (2.10m x 1.20m)

Bedroom Two

16' 9" x 9' 2" (5.10m x 2.80m)

En-suite to Bedroom Two

7' 3" x 5' 11" (2.20m x 1.80m)

Bedroom Three

13' 5" x 10' 6" (4.10m x 3.20m)

Bedroom Four

11' 6" x 8' 2" (3.50m x 2.50m)

Walk In Wardrobe to Bedroom Four

6' 3" x 5' 3" (1.90m x 1.60m)

Bathroom

7' 10" x 5' 3" (2.40m x 1.60m)

FIRST FLOOR

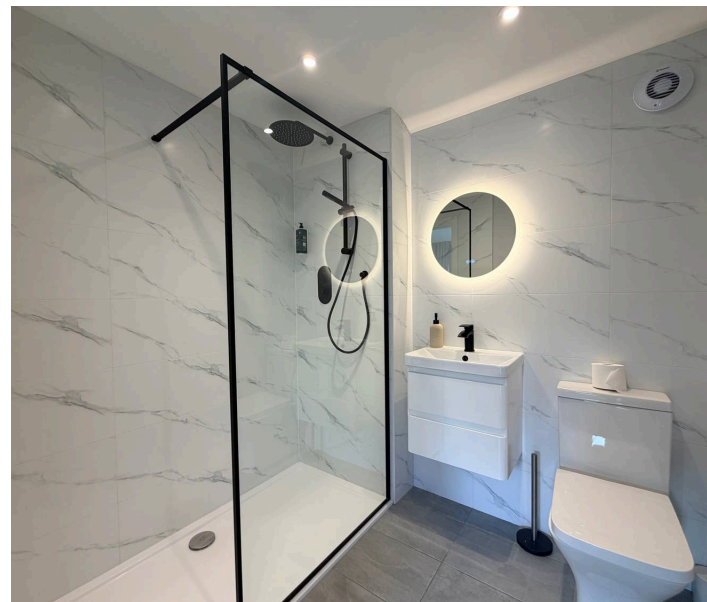
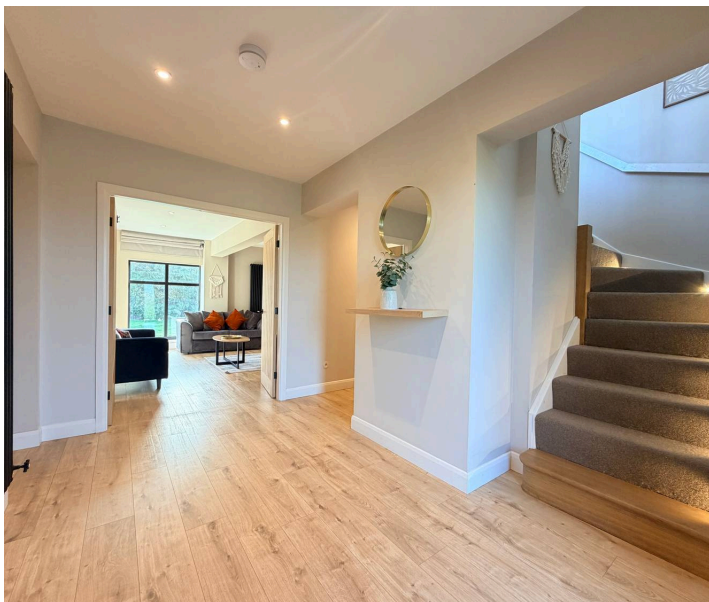
Landing

Master Bedroom

16' 9" x 15' 9" (5.10m x 4.80m)

En-suite to the Master Bedroom

10' 6" x 5' 7" (3.20m x 1.70m)





## WOLD VIEW

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#### Landing

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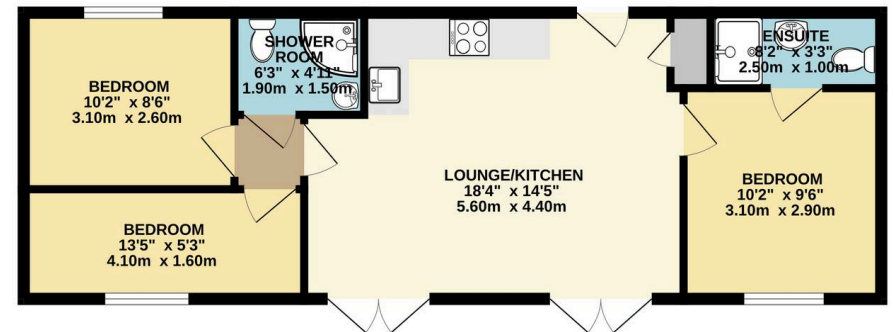
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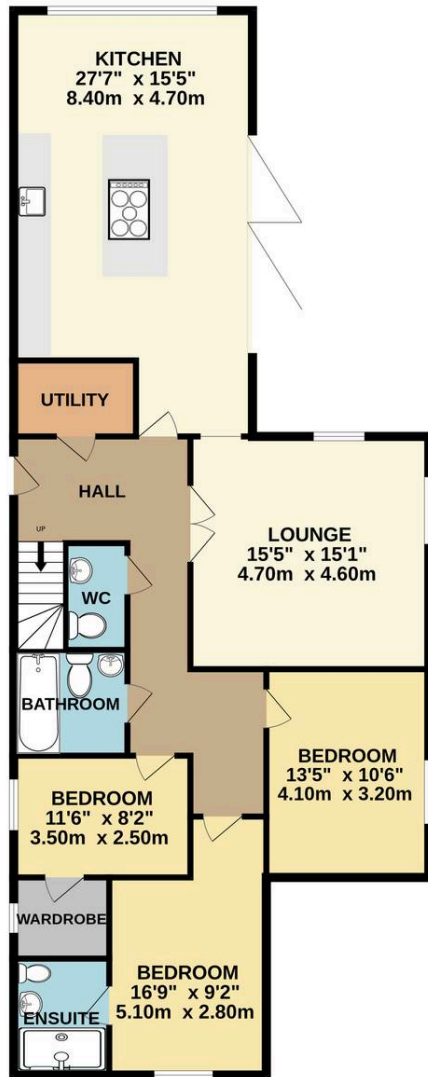


GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.

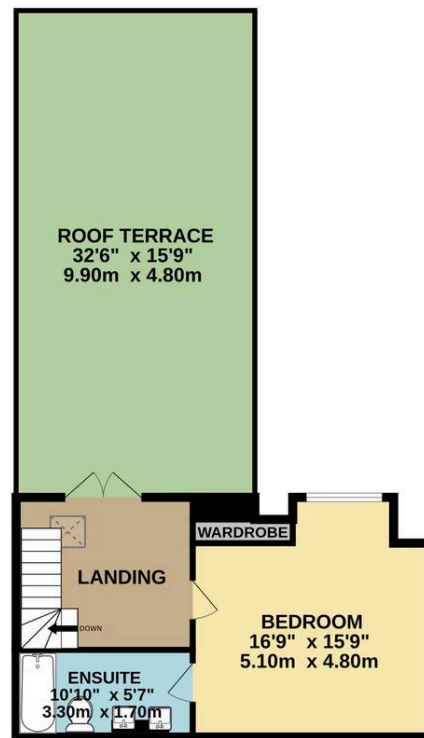


TOTAL FLOOR AREA - 574 sq.ft. (53.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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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.

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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