



# colin ellis

## Melbourne House Scalby, Scarborough, YO13 0QR

Colin Ellis are delighted to bring to the market Melbourne House, a grade II listed building situated within the highly sought after Scalby village. Offering five bedrooms, four reception rooms, Amdega orangery, master bedroom with dressing room and en-suite and a walled garden set in approximately half an acre. This property will not fail to impress. In excess of 3,600 sq. ft.



Offers In Region Of £850,000

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Melbourne House is a clever amalgamation of two properties, the house being a classic Georgian house, with sash windows and a large tiled entrance hall, the other a former coach house. The conversion, into a single dwelling, is seamless and has resulted in a far more imposing property with versatile and tasteful accommodation.

The current owners have created a modern, contemporary feel, whilst retaining real character and individual charm. Of a particular note are the wonderful galleried dining and reading room areas, which are filled with natural light and open into each other via double doors.

To the ground floor there is a large entrance hall with feature fireplace and a staircase, study with window overlooking the front garden, inner hallway leading to a shaker style kitchen with central island, dining area with views over looking the garden, utility area, bay fronted family room with exposed sandstone wall and built in bookcase, reading room with glass shelved bookcase, sitting room onto orangery with beautiful views over the walled gardens.

To the first floor there is a luxurious master suite comprising of a dressing room and master bedroom that leads to a four piece en-suite featuring Travertine tiles and 'his and hers' wash basins. A galleried landing area overlooking the dining room, two further bedrooms and a house bathroom can also be found on this floor.

The second floor offers two more bedrooms, one having the added benefit of a walk in wardrobe which would be ideal as a further en-suite and a store room.

To the rear of the property you will find a well stocked and impressive walled garden extending to almost half an acre. The garden is laid mainly to lawn with many mature trees,



patio area and a further seating area at the bottom of the grounds, either would be fantastic for al-fresco dining.

To the front is an in and out gravelled drive with ample parking surrounded by high hedges.

Situated north of Scarborough in the sought after area of Scalby village the property is a short distance away from a wide range of facilities and amenities including; tennis courts, gastro pub, village shop, beautician, walking and cycling trails. In addition principal schools, Scalby School, Yorkshire Coast College and Newby Primary School are close by together with Scarborough Hospital.

A short drive away is the North Bay beach and the restored Open Air Theatre, the miniature railway and the famous Royal Albert Drive, which links both North and South Bay. In complete contrast, just 10 minutes drive northwards, is the North Yorkshire Moors, National Park one of the least populated areas in the UK. The nearby area offers many miles of hill walking, mountain biking and outstanding scenery to enjoy and there are numerous small villages and pubs. Whilst further north is the dramatic rocky coastline near Robin Hood's Bay and Whitby. Attractions in the area include an extensive range of leisure facilities in Scarborough itself, the North York Moors Steam Railway, Malton, the walled City of York with its many different attractions including York Minster, the National Railway Museum and the Jorvik Centre.

This is without doubt an excellent opportunity to obtain one of the areas outstanding properties with such spacious and flexible accommodation and is destined to appeal to a wide variety of purchasers. Internal viewing is highly recommended.

## ENTRANCE HALLWAY

15' 3" x 13' 6" (4.65m x 4.14m)

With period style features including tiled flooring, coving, sash window, feature fireplace and spindled staircase. LED downlights, radiator and power points.

## STUDY

10' 4" x 13' 6" (3.15m x 4.14m)

Sash window overlooking front garden, coving, radiator, power points, laminate flooring and under stairs cupboard.

## INNER HALL / READING ROOM

20' 7" x 13' 11" (6.28m x 4.26m)

Feature arched window overlooking side with American shutter, rooflight, power points, downlights, door frame and exposed beams and built in bookcase with glass shelving.

## KITCHEN

22' 3" x 10' 7" (6.8m x 3.25m)

Shaker style country kitchen with range of wall and base units with granite work surfaces, tiled splashbacks, central island with Neff oven, two oven Aga, sink and drainer unit, space for double fridge freezer, Smeg gas hob. Window overlooking the back garden and terrace, fired earth tiled floor and original exposed beams.

## DINING AREA

14' 9" x 11' 9" (4.5m x 3.6m)

The galleried landing overlooks this lovely dining area, doors leading to garden and terrace area, windows to side, fired earth tiles and secret doors leading to reading room.

## UTILITY AREA

9' 2" x 6' 3" (2.8m x 1.91m)

Fired earth tiles, two large store cupboards, space for washing machine and stable doors to rear.

## CLOAKS WC

Low flush WC, hand basin, coving, quarry tiled floor and window to rear.

## FAMILY ROOM

14' 7" x 14' 10" (4.46m x 4.54m)

Sash bay window, radiator, downlights, built in bookcase and feature exposed sandstone wall.

## SITTING ROOM

16' 8" x 26' 10" (5.1m x 8.2m)

Stone feature fireplace with granite hearth, coving, two sash windows with wood panel surrounds, two radiators, power points, down lights, arched feature door and windows leading to orangery.

## ORANGERY

16' 3" x 13' 5" (4.97m x 4.09m)

Amdega orangery overlooking rear garden with French limestone flooring, underfloor heating and double doors leading to garden.



## FIRST FLOOR LANDING

Sash window to front and stairs to top floor.

## MASTER BEDROOM

14' 9" x 14' 1" (4.5m x 4.3m)

Window overlooking front, coving, radiator and built in bookcase.

## DRESSING ROOM

14' 9" x 13' 5" (4.5m x 4.1m)

With window overlooking front, fitted wardrobes and dressing table, radiator, LED downlighting and coving.

## EN-SUITE

12' 1" x 10' 2" (3.7m x 3.1m)

Window to side with tiled walls and tiled floor with underfloor heating, ladder radiator, separate low flush WC, his and hers sinks, fully tiled walk in shower cubicle, extractor fan and door to galleried landing.

## BEDROOM TWO

10' 4" x 13' 6" (3.15m x 4.14m)

Window to the front aspect, coving, double fitted wardrobes, radiator and power points.

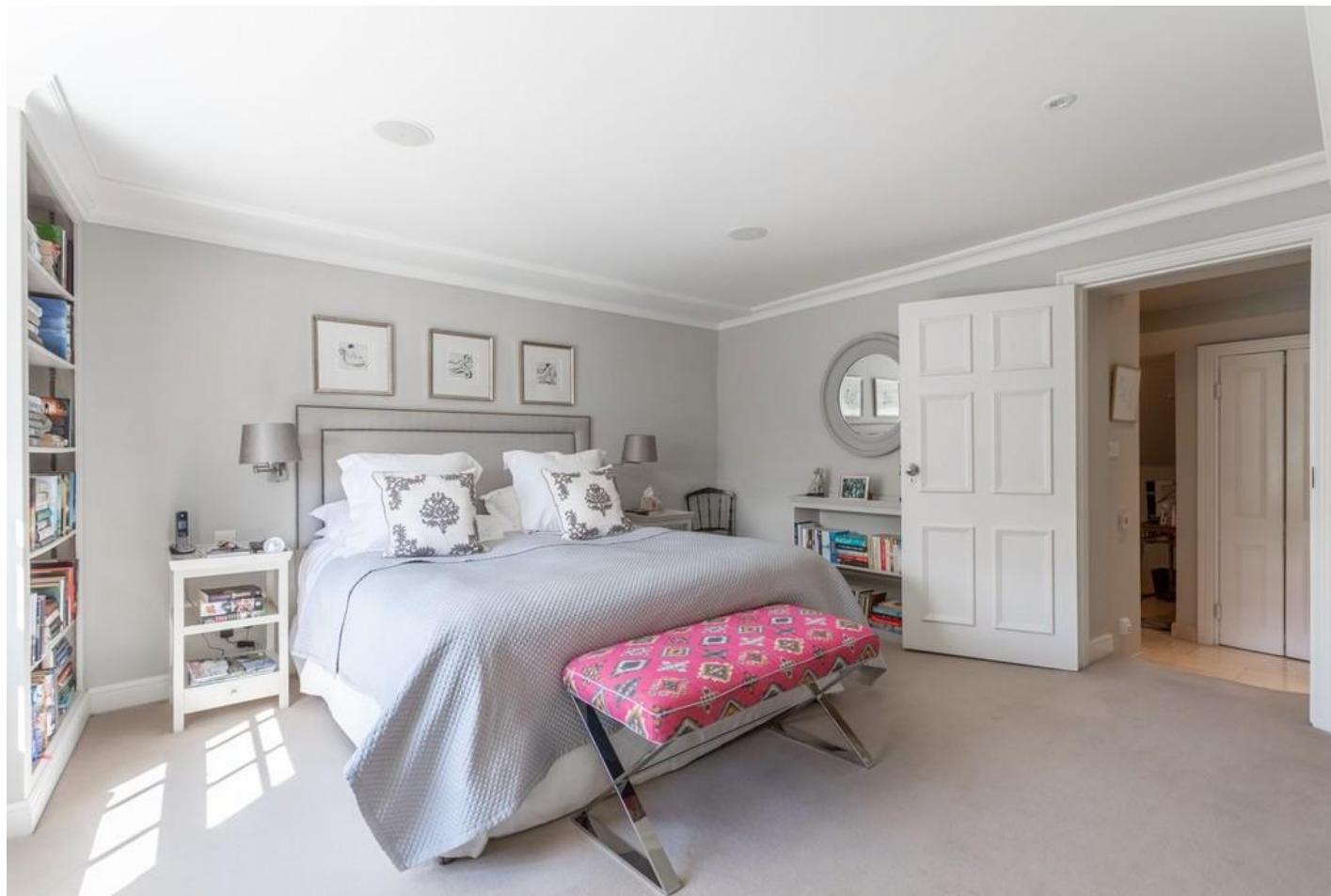
## BEDROOM THREE

10' 11" x 7' 7" (3.33m x 2.33m)

With window, Velux window and understairs cupboard.

## FAMILY BATHROOM / WC

Velux window with rear aspect, ladder radiator, three piece bathroom suite, large walk in shower with glass screen and tiled floor.



## SECOND FLOOR

Stairs leading to bedroom and store room.

### BEDROOM FOUR

21' 3" x 13' 6" (6.49m x 4.14m)

Two Velux windows overlooking garden, original beam, power points, radiator, vaulted ceiling and walk in wardrobe with power.

### BEDROOM FIVE

13' 5" x 10' 11" (4.11m x 3.35m)

Windows overlooking rear and side, power points, double wardrobe, cupboard housing boiler and water tank.

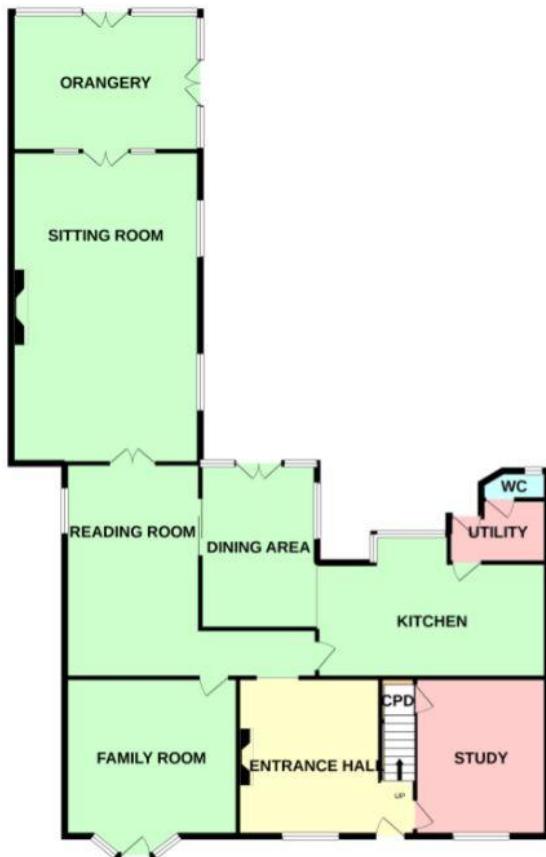
### OUTSIDE

Rear garden laid mainly to lawn with well stocked plant and shrub borders and mature trees. Patio seating area for alfresco dining, uplighting, power and additional entertaining space.





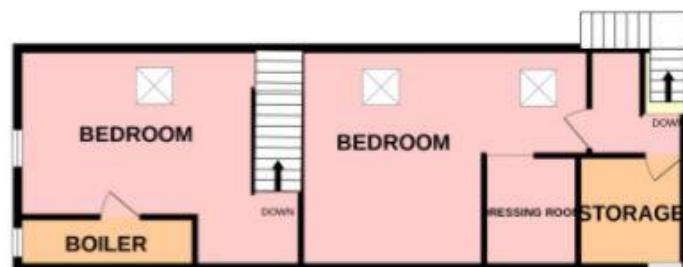
GROUND FLOOR  
1910 sq.ft. (177.4 sq.m.) approx.



1ST FLOOR  
996 sq.ft. (92.5 sq.m.) approx.



2ND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



South Street - Reference Number: 10987

Council Tax Band: Band G

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F	50	
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
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