



**FARMLEIGH HOUSE & FARMLEIGH COTTAGE**  
SCALBY VILLAGE, NEAR SCARBOROUGH

**Cundalls**  
Est. 1860



# FARMLEIGH HOUSE & FARMLEIGH COTTAGE

27 NORTH STREET

SCALBY VILLAGE

NORTH YORKSHIRE, YO13 0RP

*Scarborough 10 miles, York 40 miles, Leeds 68 miles (all distances approximate)*

***A fascinating 18th Century village house set within beautifully landscaped gardens together with a fully independent cottage and additional annexe. Garaging and ample parking, located within the historic heart of this sought after conservation village located less than two miles from the stunning scenery of the Heritage Coast and within easy reach of Dalby Forest and the North York Moors National Park.***

- **Farmleigh House:** The principal house which has been renovated and presented to a high standard. Over 2,200 square feet of accommodation over three floors.  
Entrance Hall – Sitting Room – Dining Room – Breakfast Kitchen – Utility Room – Cloakroom – Cellar.  
On the first floor: Main Bedroom Suite with en-suite Bathroom, further Bedroom/Reception room.  
To the second floor are three further Bedrooms and a Bathroom.
- **Farmleigh Cottage:** A detached cottage with unrestricted occupancy, ideal as either a permanent residential dwelling or utilised as a profitable holiday let or on an AST.  
Beautifully presented throughout the accommodation comprises: Open plan living/dining kitchen. Master bedroom with en-suite and a further double bedroom with main house bathroom.
- **Annexe & Outbuilding:** 'The Herbery' a self contained building providing 325 square feet of versatile space with further income potential. Adjoining outbuilding providing generous storage or garaging.
- **Gardens and Grounds:** Lovely landscaped gardens and grounds with conservatory, summer house and private areas for both properties. Large driveway with plentiful parking. Two garages and garden store.

*The property is currently arranged as two sizeable dwellings. This uniquely versatile arrangement is ideal for those purchasers looking to realise an additional income or as a multi-generational home.*

**FOR SALE BY PRIVATE TREATY  
OFFERS IN EXCESS OF £1,000,000**

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## DESCRIPTION / BACKGROUND

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Farmleigh is an exquisite period property whose thorough restoration has been done with a light touch, ensuring the innate character of this, unlisted, 18th Century Farmhouse sits comfortably alongside a high specification finish and beautiful presentation.

The accommodation comprises; entrance hall with an elegant return staircase which spans three floors. A front facing sitting room with bay window overlooking the garden. Dining room to the rear. Breakfast kitchen with bespoke oak and granite units and both an AGA range and separate dual fuel oven. Cellar, housing the boiler and offering excellent storage. On the half landing is a newly refitted utility room with separate cloakroom. To the first floor is a large Master Bedroom with en-suite shower room, an elegantly proportioned bedroom faces the rear and is currently used as an additional sitting room. To the second floor are up to three further double bedrooms and a newly fitted bathroom. In total the house provides 2,200 square feet of accommodation.

Farmleigh Cottage is a rare commodity, a house which works well as an additional property to the main house, ideal for any buyer keen to house multiple generations. Additionally, the cottage has completely unrestricted occupancy and could be permanently let out on an AST or as a holiday let, providing the opportunity to create a separate income. Finally, Farmleigh Cottage is completely independent to Farmleigh and could be sold off separately if required, but its appeal surely lies in the opportunity to realise an income, this and coupled with the adjoining one-bedroom annexe/home office, which could offer further potential as a holiday let, subject to any additional consents. In total 1,018 square feet.

The Cottage has been renovated to create a bright and airy main living space with the whole of the eastern wall given over to three quarter height windows, flooding the room with a good degree of natural light. The ground floor is entirely open plan with living/dining room with handsome limestone floor and inset woodburning stove and a recently refitted kitchen with integrated high specification units and electric Everhot range oven. Upstairs is the master bedroom with a stylish newly fitted shower room. There is a further double bedroom with lovely, vaulted ceiling and a main bathroom.

Adjoining Farmleigh Cottage is a large traditional building, currently offering valuable storage and parking space, but with huge scope to be reconfigured to create further accommodation subject to all necessary planning consents.

To the far end is the 'The Herbery', a self-contained annexe which would be an ideal guest suite and is privately situated within the kitchen garden. The Herbery provides living area with woodburning stove and separate kitchenette. Sleeping area and a re-fitted shower room.

The properties are set within attractively landscaped grounds with a generous area of parking and separate garage.



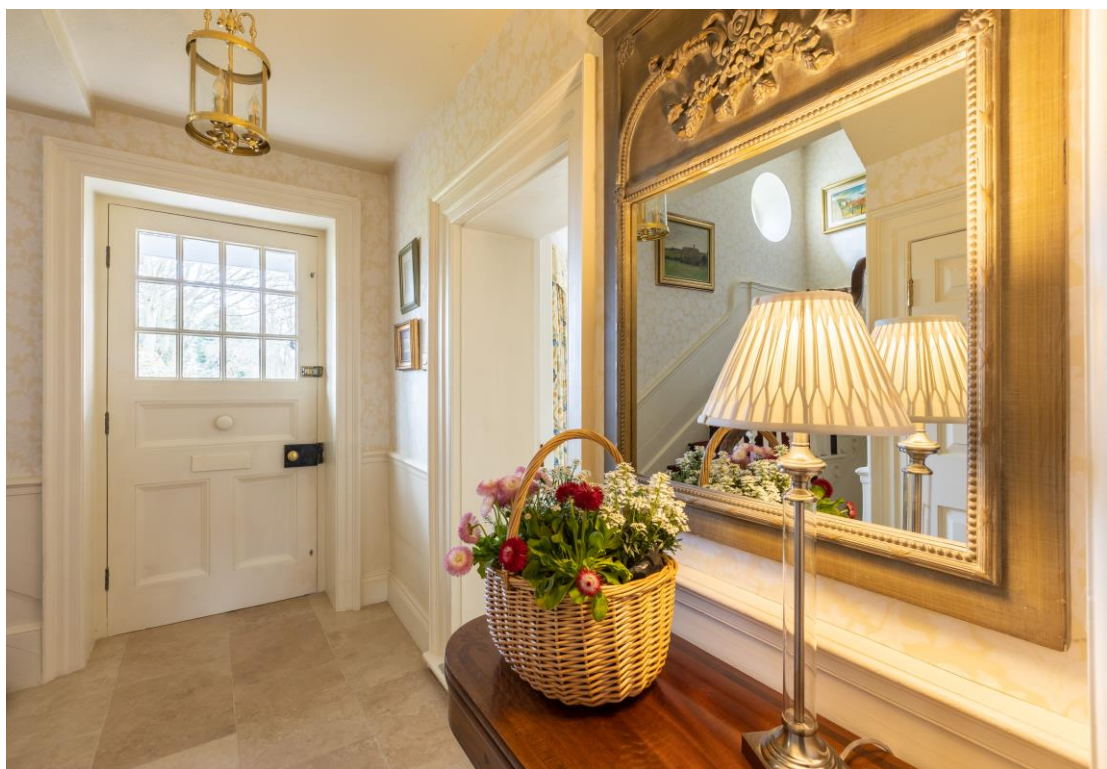
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## LOCATION

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Scalby is a well-served and sought-after village some three miles to the north of the sea-side town of Scarborough and lies just outside the eastern boundary of the North York Moors National Park. The beaches of North Bay are just two miles away and the village benefits from two well regarded public houses, restaurant, two churches, a village store, newsagents, recreation ground with tennis court and an independent supermarket which is only short walk away. Scalby is set on the southern boundary of the North York Moors national Park and Dalby Forest, where the opportunities for outdoor pursuits are endless.

Scarborough town is close at hand where there is a wide range of amenities including supermarkets, many high street stores and train station where there is an excellent regular service, York city centre can be reached in under 45 minutes where many main line connections can be made from there.



## ACCOMMODATION COMPRISES - FARMLEIGH HOUSE

### ENTRANCE HALL

4.50 m(14'9") x 3.40 m(11'2")

Original front door with inset glazing set under a canopy porch. Limestone flagged flooring. Return stairs to the upper floors. Understairs storage cupboard. Radiator. Wall panelling.

### BREAKFAST KITCHEN

4.60 m(15'1") x 3.80 m(12'6")

A bespoke range of fitted unit, solid oak and with polished granite tops incorporating an inset one and a half bowl stainless steel sink unit. Pair of tiled recesses, one housing the Aga and the other a gas cooker point. Integrated fridge freezer. Integrated dishwasher. Limestone flagged floor. Recessed ceiling lights. Sash window to the rear. Radiator.



### REAR HALL

Composite Stable door leading out onto the rear garden. Steps down to the Cellar

### CELLAR

Concrete floor. Storage. Viessman gas fired combi boiler.



### SITTING ROOM

6.00 m(19'8") into bay x 5.00 m(16'5")

An elegantly proportioned room with bay window to the front. Wood burning stove set within a carved limestone fireplace with polished granite hearth. Coving. Television point. Open through to:



### DINING ROOM

3.10 m(10'2") x 3.00 m(9'10")

Sash window overlooking the garden to the rear. Coving. Radiator. Door to the rear hall. Fitted cupboard.



### HALF LANDING

Porthole window to the front. Sash window to the front with fitted shutters. Radiator concealed behind a fretted cover.

### UTILITY ROOM

2.60 m(8'6") x 1.80 m(5'11")

Sash window to the front with plantation shutters. Sink unit. Spotlight. Heated towel rail. Gas meter point. Automatic washing machine point. Limestone floor.

### CLOAKROOM

1.60 m(5'3") x 1.00 m(3'3")

High flush WC. Window to the rear. Limestone flooring.

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## FIRST FLOOR

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### LANDING

Polished hardwood floorboards. Sash window to the front. Original panelled walls.

### MASTER BEDROOM

4.20 m(13'9") x 4.00 m(13'1")

Sash window to the front with window seat and plantation shutters. Range of fitted wardrobes. Pair of radiators. Coving. Recessed ceiling lights.

### EN-SUITE SHOWER ROOM

2.40 m(7'10") x 2.30 m(7'7")

Ceramic tiled walls and floor. Double width shower cubicle with dual Rainhead shower. WC set with concealed cistern. Wash hand basin set in a marble tiled cabinet. Recessed ceiling lights. Extractor fan. Cupboard housing hot water cylinder. Sash window to the rear with window seat and plantation shutters. Vertical radiator.

### BEDROOM TWO

5.80 m(19'0") x 4.80 m(15'9")

Pair of sash windows to the rear with fitted window seats. Fireplace with carved surround, tiled hearth and brass dog grate housing gas living flame fire. Pair of arched fireside recesses with fitted cupboards. Three radiators. Coving. Picture lights. Currently used as a further reception room, this elegant room has an attractive view over the rear garden, towards Farmleigh Cottage and beyond to countryside.



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## SECOND FLOOR

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Dormer window to the front elevation. Radiator. Inner hall with wall light and loft inspection hatch.

### BEDROOM THREE

3.80 m(12'6") x 3.40 m(11'2")

Dormer window to the rear with far reaching views. Radiator. Range of fitted storage cupboards.

### BEDROOM FOUR

4.20 m(13'9") x 3.20 m(10'6") min

Dormer window to the front. Recessed ceiling lights. Fitted cupboard.

### BEDROOM FIVE/STUDY

4.00 m(13'1") x 3.80 m(12'6")

Dormer window to the rear with attractive far-reaching views. Radiator. Range of fitted bedroom furniture including wardrobes and dressing table.

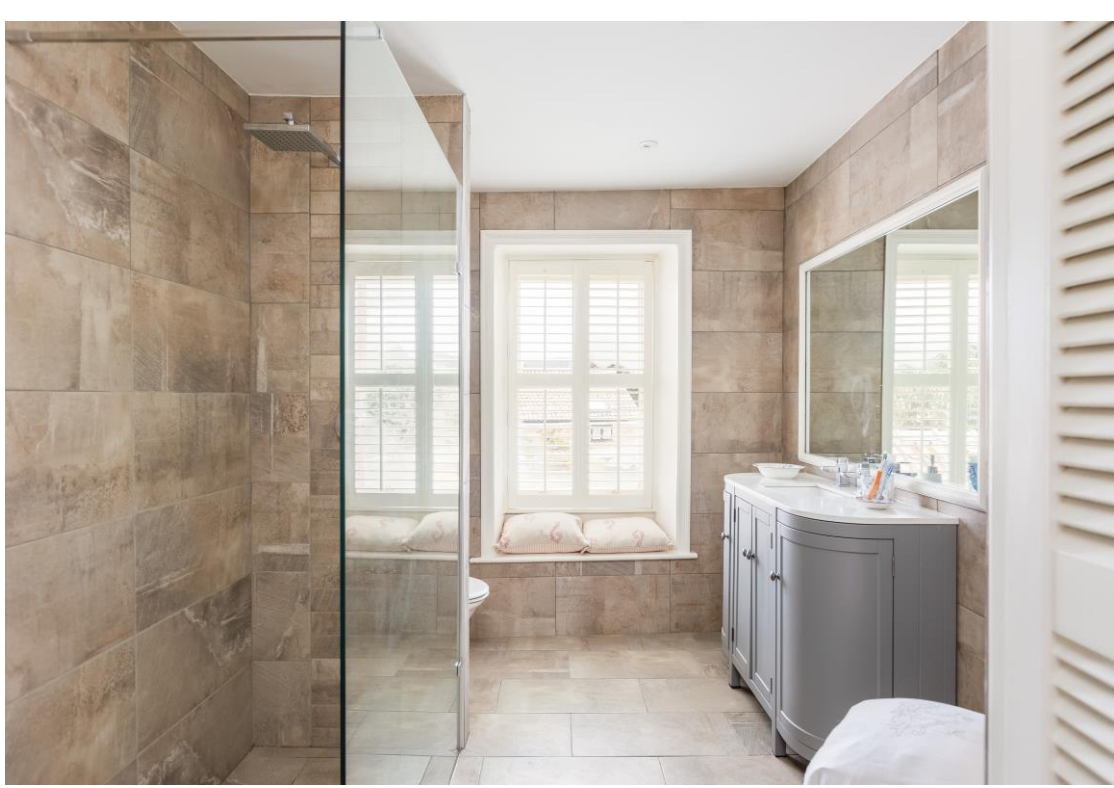
### BATHROOM

2.60 m(8'6") x 1.80 m(5'11")

Bath with shower overhead. Wall hung wash hand basin with fitted vanity unit and WC with concealed cistern. Anti-mist wall mirror with inset lights. Chrome heated ladder towel rail. Extractor fan. Ceramic tiled floor and part walls. Electric shaver point.







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## FARMLEIGH COTTAGE

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### LIVING ROOM

8.30 m(27'3") x 5.60 m(18'4")

Three quarter height windows to the front elevation, facing onto the garden. Glazed timber door. Limestone floor. Exposed stone walls. Beamed ceiling. Wood burning stove set within a stone lined fireplace with inset timber mantel. Original beams. Radiator. Television point. Stairs to the First Floor with understairs cupboard housing the Logic gas fired central heating boiler. Open through to the;



### BREAKFAST KITCHEN

Stylish modern kitchen fitted by Symphony Kitchens. Cream electric Everhot stove. Range of integrated appliances; dishwasher, washing machine, fridge and freezer. Housekeepers' cupboard. Brick alcove with storage. Wall light points. Beamed ceiling. Windows

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## FIRST FLOOR

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Velux roof lights. Wall light point. Exposed beams.

### BEDROOM ONE

4.30 m(14'1") x 3.70 m(12'2")

Window to the front with plantation shutters. Matching window to the side. Velux roof light. Two radiators. Part vaulted ceiling with exposed beams.



### EN-SUITE SHOWER ROOM

2.80 m(9'2") x 1.90 m(6'3")

Double width walk in shower with dual rain head shower. Wall hung wash hand basin. Low flush WC. Tiled walls. Column radiator with towel rail. Extractor fan. Wood effect tiled floor. Window to the rear with plantation shutters. Velux roof light. Recessed lights.

### BEDROOM TWO

4.10 m(13'5") x 3.40 m(11'2")

Window to the front with plantation shutters. Velux roof light. Two radiators. Part vaulted ceiling with exposed beams.

### BATHROOM

2.60m(8'6") x 2.20m(7'3")

Bath with shower overhead. Low flush WC. Pedestal wash hand basin. Casement window to the rear. Velux roof light. Electric light and shaver point.



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## The HERBERY/ANNEXE

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### LIVING AREA

5.30 m(17'5") x 4.00 m(13'1")

Large triple aspect room with wood burning stove set on a raised stone plinth to one side. Door out to the front and to the side. Underfloor heating. Exposed stonework to the walls in part and exposed original beams. Wall light points. Fitted Housekeepers unit housing the kitchenette; granite worktop incorporating integrated single bowl sink. Double ring halogen hob. Panasonic electric oven. Integrated fridge. Open through to the:

### BEDROOM AREA

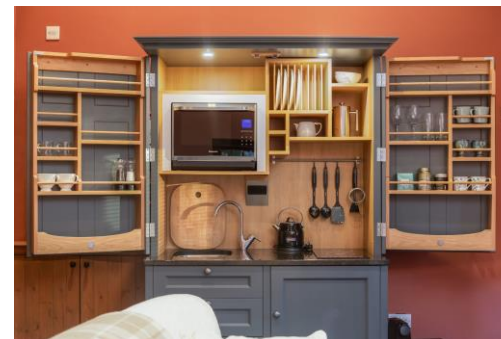
2.70 m(8'10") x 1.80 m(5'11")

Velux roof light. Exposed stonework.

### SHOWER ROOM

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

Tiled walk in shower with dual rain head shower overhead. Granite topped units incorporating sink unit and concealed cistern WC. Gas fired central heating boiler. Heated towel rail. Tiled floor. Extractor fan. Wall lights.



## GARDEN & GROUNDS

Farmleigh House and Cottage are set within delightful grounds which have been carefully landscaped to compliment the properties period aesthetic. Farmleigh House is set on a slightly elevated position, well off North Street, beyond a lawned garden with the path leading up to the house lined with mature borders and a terrace of apple trees.

To the rear the lawned garden is nicely offset by a central reflecting pond and is planted up with an array of cottage plantings including rose beds, lavender and herb borders. A stone flagged terrace offers a pleasant spot to sit out and enjoy the garden and within the grounds is a large conservatory and a timber summer house. A number of mature trees including silver birch and eucalyptus proffer shelter, shade and privacy within the garden. There is vehicular access via a private lane off North Street with a very generous area of private parking set behind a timber five bar gate.



### TRADITIONAL OUTBUILDING/GARAGE

7.60 m(24'11") x 5.80 m(19'0")

Vaulted ceiling. Electrics. Wide opening to the front with windows to the side.

### GARAGE

4.80 m (14'8") x 3.40 (13'1")

Stone built garage. Electric light and power. Up and over door. Door to the rear





FARMLEIGH  
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# FLOORPLAN

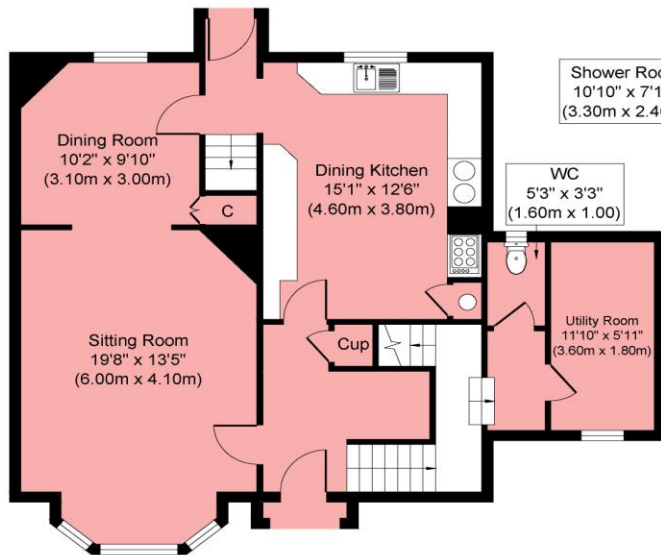


**Annex**  
Approximate Floor Area  
325 sq. ft  
(30.21 sq. m)

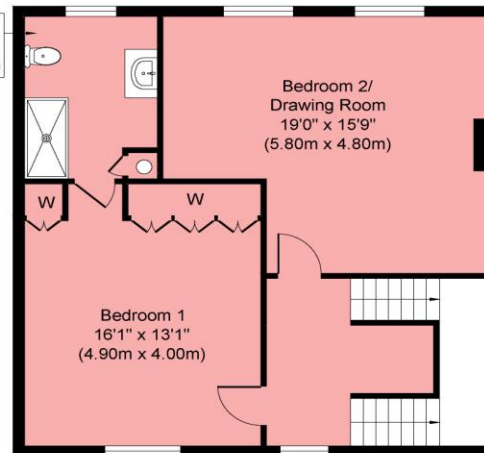
**Garage/Workshop**  
Approximate Floor Area  
509 sq. ft  
(47.31 sq. m)

**Cottage Ground Floor**  
Approximate Floor Area  
509 sq. ft  
(47.31 sq. m)

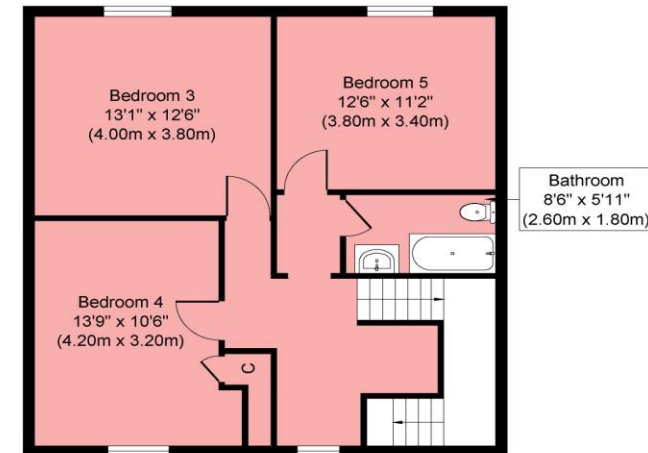
**Cottage First Floor**  
Approximate Floor Area  
509 sq. ft  
(47.31 sq. m)



**Ground Floor**  
Approximate Floor Area  
852 sq. ft  
(79.18 sq. m)



**First Floor**  
Approximate Floor Area  
706 sq. ft  
(65.60 sq. m)



**Second Floor**  
Approximate Floor Area  
706 sq. ft  
(65.60 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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## GENERAL INFORMATION - REMARKS & STIPULATIONS

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### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

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The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no footpaths or rights of way that the vendors are aware of.

### BOUNDARIES

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The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

### METHOD OF SALE

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The property is being offered for sale by private treaty as a whole.

For those with queries or to inform the agents of their interest please contact Judith Simpson of Cundalls on 01751 472 766 or 01653 697 820. [judith.simpson@cundalls.co.uk](mailto:judith.simpson@cundalls.co.uk)

### GENERAL INFORMATION

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Services: Mains electric. Mains water. Mains drainage. Mains gas.  
Central heating gas fired, with separate boilers for each property.

Council Tax: Farmleigh House Band F  
Farmleigh Cottage Band A

EPC: An EPC has been prepared and is enclosed within these details.

Planning: Scarborough Borough Council. The Town hall, St Nicholas Street, Scarborough, YO11 2HG 01723 232323

Tenure: The property is Freehold and vacant possession will be given upon completion.

Viewing: Strictly by appointment with Cundalls offices in Malton, 01653 697 820 and Pickering 01751 472 766

Postcode: YO13 0RP

### NOTICE

Details and photographs prepared April 2022

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

