

## 1 HAYBURN BECK COTTAGES STAINTONDALE ROAD, CLOUGHTON



**An extended four bedroom cottage set within the North York Moors National Park, occupying a generous plot of almost 0.2 acres & offering surprisingly spacious accommodation with lovely views across open countryside.**

Porch, entrance lobby, sitting room, study, 20ft dining kitchen, four bedrooms & two bathrooms.

Solid fuel central heating. Partial double glazing.

Attractive gardens, ample parking, double garage & other outhouses.

Scenic views.

### OFFERS OVER £435,000

1 Hayburn Beck Cottages lies within the stunning scenery of the North York Moors National Park and consists of a substantially extended semi-detached cottage, offering surprisingly spacious four-bedroom accommodation in a generously sized plot with ample parking and substantial double garage/workshop.

The accommodation amounts to over 1,400ft<sup>2</sup> and includes a superb, 20ft dining kitchen with AGA, sitting room with multi-fuel stove, study, four bedrooms and two bathrooms. Constructed of attractive sandstone elevations under a pantile roof, the property occupies a plot of around 0.2 acres and enjoys some superb views across open countryside.

Externally there are attractive gardens on three sides of the cottage, featuring lawn, a variety of mature shrubs and patio area. Wrought iron gates open onto a generous parking area, from which there is access to a stone-built double garage. For anyone looking to create an annexe, the garage, may have potential for conversion – subject to securing any necessary consents.

Hayburn Beck Cottages are located approximately 2 miles north of Cloughton, midway between the villages of Cloughton and Staintondale. From its peacefully rural situation, the property is within close proximity of the Heritage Coastline, the wooded valley of the Hayburn Wyke being less than 1 mile away. Day to day amenities can be found within the nearby villages of Cloughton, Burniston and Scalby, with the coastal town of Scarborough offering a comprehensive range of amenities just 6 miles south.



## **ACCOMMODATION**

### **FRONT PORCH**

Composite front door to:

### **ENTRANCE LOBBY**

Staircase to the first floor.

### **SITTING ROOM**

4.4m x 4.2m (14'5" x 13'9")

Cast iron multi-fuel stove with back boiler, set on a stone hearth with stone mantelpiece. Stripped floorboards. Television point. Two sash windows to the front.



### **STUDY**

3.1m x 2.8m (including fitted cupboards) (10'2" x 9'2")

Range of fitted cupboards. Casement window to the rear. Radiator.



#### INNER HALL

2.2m x 1.2m (7'3" x 3'11")

Coat hooks. Radiator.

#### DINING KITCHEN

6.2m x 4.4m (20'4" x 14'5")

Range of kitchen cabinets with quartz work surfaces, incorporating a two oven, oil-fired AGA with electric companion. The Aga also provides domestic hot water and heats the towel rail in the first floor bathroom. Sink unit. Integrated fridge freezer. Tiled floor. Understairs cupboard. French doors to the rear. Two sash windows to the front and two windows to the side.



#### BATHROOM TWO

2.2m x 1.7m (7'3" x 5'7")

White suite comprising bath, wash basin and low flush WC. Tiled floor. Fully tiled walls. Casement window to the rear. Radiator.

#### FIRST FLOOR

##### LANDING

Loft hatch with pull-down ladder to a useful boarded loft space.

##### BEDROOM ONE

4.4m x 3.5m (max) (14'5" x 11'6")

Casement window to the front and sash window to the side. Radiator.



##### BEDROOM TWO

4.2m x 3.3m (min) (13'9" x 10'10")

Cast iron period fireplace. Two sash windows to the front. Radiator.



### BEDROOM THREE

4.1m x 2.8m (13'5" x 9'2")

Fitted wardrobe. Cast iron period fireplace. Casement window to the rear. Radiator.



### BEDROOM FOUR

3.0m x 2.2m (9'10" x 7'3")

Casement window to the rear. Radiator.

### BATHROOM ONE

4.4m x 2.6m (14'5" x 8'6")

White suite comprising corner bath, walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Casement window to the rear. Heated towel rail. Radiator.



### OUTSIDE

The property occupies an overall plot of almost 0.2 acres, which includes attractive gardens bound by a stone wall, ample hardstanding for parking and a range of useful outbuildings including double garage, timber workshop and an open-fronted car port. In addition, there is a hen house with run, dog kennels and two stone and pantile stores.



### DOUBLE GARAGE

6.4m x 5.5m (21'0" x 18'1")

Automatic washing machine point. Electric light and power. Low flush WC. Two Conservation style roof lights. Two sets of double doors to the front.



### WORKSHOP

6.7m x 4.9m (22'0" x 16'1")

Timber construction with a corrugated roof. Electric light and power.

### OPEN-FRONTED CAR PORT

7.6m x 5.7m (24'11" x 18'8")



## **GENERAL INFORMATION**

Services: Mains water and electricity.  
Septic tank drainage.  
Solid fuel central heating.

Council Tax: Band: C (Scarborough Borough Council).

Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.

Post Code: YO13 0AX.

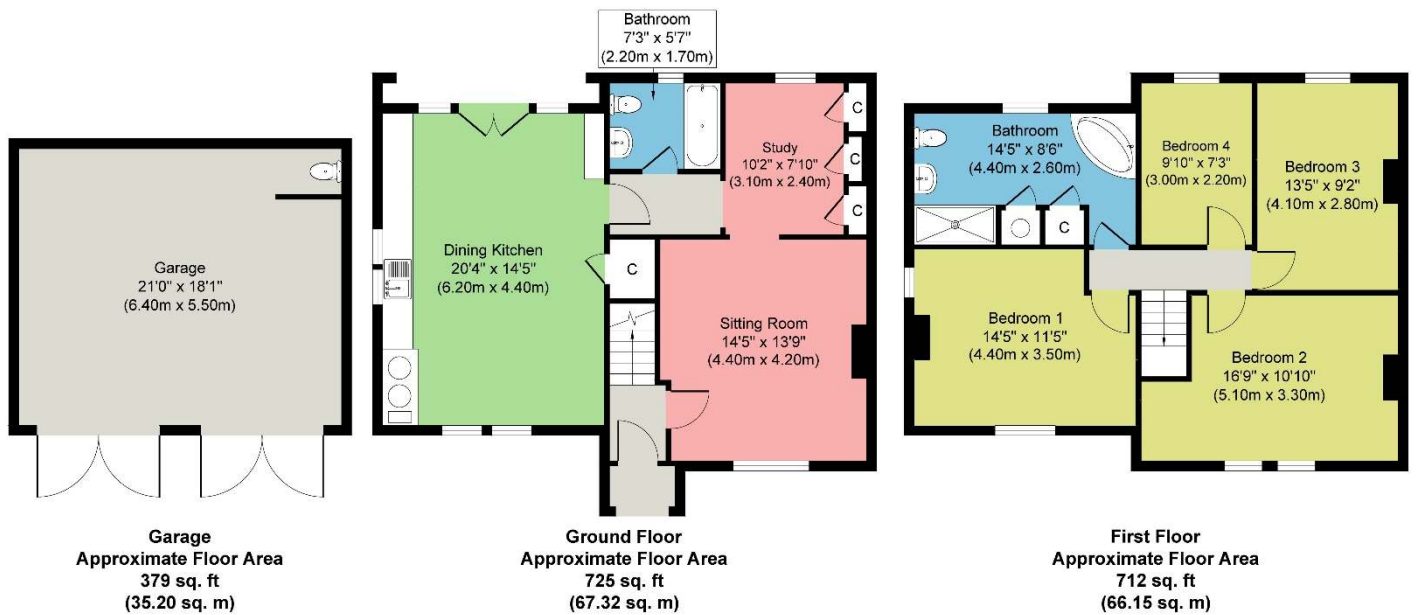
EPC Rating: E52.

Viewing: Strictly by appointment through the Agent's office in Malton.





All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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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