

## GLEN COTTAGE, CARR LANE SCALBY



**A delightful country cottage, carefully restored and extended, with attractive accommodation, set within 0.75 acres of exceptionally mature grounds, located only a few minutes from the popular and sought-after village of Scalby.**

Almost 1,500 square feet of character accommodation.

Entrance hall - Sitting room – Study/Snug - a large open plan breakfast kitchen with living area – utility rear – wet room and cloakroom.

Master bedroom with dressing room – two further double bedrooms. House bathroom  
Exceptionally mature grounds of 0.75 acres in total with vegetable and soft fruit gardens.

Garage – Off street parking.

### **GUIDE PRICE £575,000**

An idyllically located, Arts & Crafts Gardener's cottage, Glen Cottage lies only a few minutes from the centre of Scalby village, but with the wonderfully secluded feel of a more remote property. Built in 1926 Glen Cottage was restored and extended by the current owners around 15 years ago, with the focus on bringing the property into the modern world, whilst maintaining the character which is inherent within an Arts & Crafts home. The cottage occupies a slightly elevated position, with a terrace and with a first-floor balcony, providing a pleasant spot from which to sit out and overlook the mature grounds.

In all the Cottage provides 1,442 square feet which comprises the following accommodation: an entrance porch which opens through to the entrance hall with a ground floor cloakroom just off. A large open plan dining kitchen, with a triple aspect, French doors opening out onto a balcony with steps to a terrace at the rear and the living area with wood burning stove. To the front is a utility room and ground floor wet room. A cosy sitting room with bespoke oak bookcase which act as a concealed doorway through to the snug/study; two separate reception rooms which can be cleverly amalgamated into one. Upstairs a large first floor landing serves as a library landing with space for a sofa and desk. There is a large master bedroom with French doors opening onto a balcony and dressing room. Two further bedrooms and a house bathroom.



## LOCATION

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 beach of North Bay is just two miles away. The village benefits from a regular bus service, two public houses, two hotels, two churches, three cafes, two hairdressers, eye and ear care businesses and a beauty salon. There are playing fields, tennis courts, bowling green and two community halls. There is a village store with newsagents. A supermarket, library, GP surgeries and petrol station are five minutes away.

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. Culturally, Scarborough is the home of the Stephen Joseph Theatre, where Sir Alan Ayckbourn was for many years the resident director and Scarborough Open Air Theatre continues to host a full summer programme of concerts. County cricket is played in the town in summer.

## ACCOMMODATION COMPRISES

### PORCH

The original panelled front door with a glazed bulls eye central pane. Windows to the side. Double oak doors.

### ENTRANCE HALL

Stairs to the First Floor with an understairs storage cupboard. Window to the front. Radiator. Picture rail.

### CLOAKROOM

2.38 m (7'10") x 0.90 m (2'11")

WC. Wash hand basin. Chrome heated ladder rail. Wainscotting. Fitted cupboard housing Ideal central heating boiler. Extractor fan.

### OPEN PLAN DINING KITCHEN

6.00 m (19'8") x 5.80 m (19'0")

Triple aspect room with four casement windows and French doors opening out onto the balcony. Fitted base and wall units incorporating double bowl ceramic sink unit with mixer tap. Integrated electric double oven. Five ring gas hob. Tiled splash back. Dishwasher point. Lino floor. Wood burning stove set upon a stone hearth. Original fitted storage with cupboard and drawers. Radiators. Recessed ceiling lights. Doorway to the sitting room.



### UTILITY ROOM

3.36 m (11'0") x 1.91 m (6'3")

Stable door with inset glazed pane. Window to the front. Fitted base and wall units incorporating one and a half bowl ceramic sink unit with mixer tap. Washing machine point. Radiator. Tiled floor. Wainscotting to part. Electric fuses.

### WET ROOM

2.00 m (8'6") x 0.9 m (2'11") max

Shower area. Low flush WC. Corner wash hand basin. Tiled floor. Window to the front. Extractor fan. Radiator. Cupboard with mirror.

### SITTING ROOM

3.46 m (11'4") x 3.21 m (10'6")

Casement window to the side. Bespoke oak bookcase acting as a concealed doorway opening through into the Study/Snug. Radiator. Television point. Picture rail. Bespoke oak cupboard.



### STUDY/SNUG

4.20 m (13'9") x 2.60 m (8'6")

French doors open out onto a raised terrace. Radiator. Recessed ceiling lights.



## FIRST FLOOR

### LIBRARY LANDING

Pair of windows to the front. Airing cupboard housing the hot water cylinder and containing the hot water solar panel controls. Loft inspection hatch. Radiator.

### BEDROOM ONE

3.84 m (12'7") x 3.82 m (12'6")

French doors opening out to the balcony. Casement window to the side. Original period basket fireplace. Radiator.



### DRESSING ROOM

2.84 m (9'4") x 1.43 m (4'8")

Casement window to the front. Fitted rails and shelving. Radiator.

### BEDROOM TWO

3.80 m (12'6") x 2.58 m (8'6")

Casement window to the rear. Original period basket fireplace. Radiator. Original wardrobe.



### BEDROOM THREE

3.50 m (11'6") x 2.81 m (9'3")

Dual aspect room with windows to the rear and side. Radiator.



### BATHROOM

2.76 m (9'1") x 1.53 m (5'0")

Casement window to the rear. Jacuzzi bath with shower overhead and tiled surround. Chrome heated ladder towel rail. Low flush WC. Cantilever wash hand basin. Extractor fan. Mirrored cupboard with shelves. Electric shaving point.



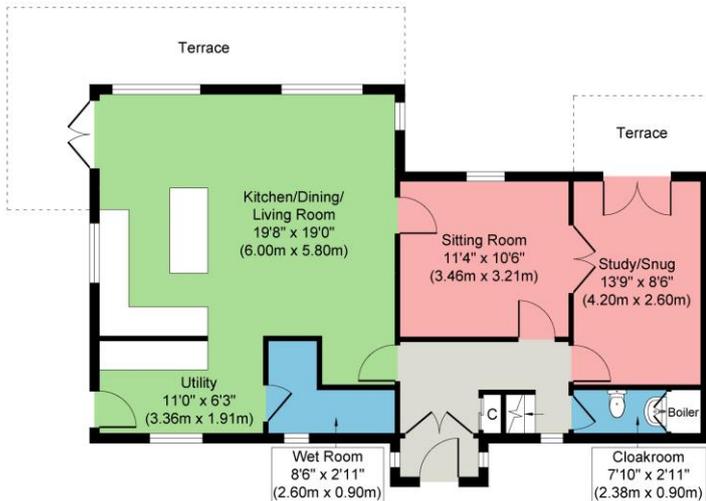
## OUTSIDE

Glen Cottage stands in grounds of 0.75 acres which perfectly complement the heritage of the cottage. The woodland areas have mature and recently planted coniferous and deciduous trees and shrubs with wildlife and wildflowers. Spring bulbs are prominent and in late Spring there is a spectacular display of wild garlic in the main woodland. The garden has been pesticide and herbicide free for 17 years.

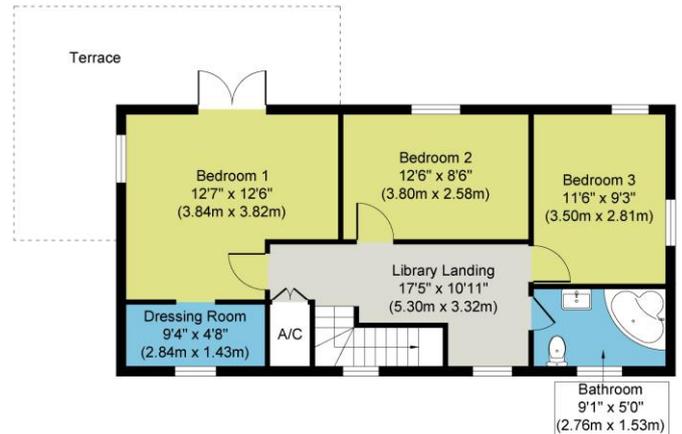
The garden has been terraced with raised borders leading down to the beck which meanders along the western most boundary and leads down to Church Beck. At the base of the garden is a level area, with timber gazebo and seating area; providing a wonderfully secluded spot to sit out and enjoy the garden. To the southern side the garden has been cultivated as a vegetable and soft fruit garden, with fruit cages, raised beds and an ornamental pond to the far end. The quintessential garden for any buyer looking for their own slice of the 'good life'.

The property is situated in Carr Lane, a 'restricted byway', with a parking area to the side and access into a large, detached garage building, there would be scope to create further parking if needed. Within the grounds are a number of useful buildings, with potting shed, greenhouse and sheds. Beneath the house is a useful storage area and there is a handy outside water supply, log store, log supply, security lighting and private lamppost.





**Ground Floor**  
 Approximate Floor Area  
 823 sq. ft  
 (76.42 sq. m)



**First Floor**  
 Approximate Floor Area  
 619 sq. ft  
 (57.51 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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

Services: Mains water gas and electric. Drainage to a septic tank  
 Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.  
 Council Tax: E  
 EPC: TBC  
 Post Code: YO13 0SB  
 Viewing: Strictly by appointment with the Agent's Pickering office.

*The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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 within the firm's employment has the authority to make or give any representation or warranty in respect of the property.*

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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