



**LONGFIELD, SUFFIELD HILL
SCALBY, NORTH YORKSHIRE**

Cundalls



LONGFIELD

SUFFIELD HILL, SCALBY,
SCARBOROUGH, NORTH YORKSHIRE
YO13 0BH

Scarborough 4 miles, Malton 23 miles, York 40 miles, Leeds 67 miles (all distances approximate)

A beautifully positioned lifestyle and equestrian property which takes in far reaching sea and coastal views, set in 2.4 acres on the edge of Scalby Village.

- Over 2,000 square feet of exceptionally versatile accommodation offering great scope for improvement.
- Sun room - entrance hall – dining room – study - sitting room– kitchen with pantry – breakfast room – utility room - cloakroom.
- Master bedroom with en-suite – three further bedrooms, including one with dressing room/home office – shower room
- In all 2.4 acres of grounds and land including mature, well stocked gardens and paddock
- Detached double garage – ample off-street parking.

NO ONWARD CHAIN

GUIDE PRICE £625,000

DESCRIPTION

A superbly situated lifestyle property which is now ready for a full programme of improvement, but which offers a huge amount of potential to create a one-off home in a superb location. Longfield is well named, sat in well-established grounds and land of 2.4 acres enjoying outstanding views across open countryside towards the coast. All in all, an ideal property for those buyers with equestrian or small holding needs.

Longfield was built in the 1930's as an individual property and was significantly extended around 40 years ago with two wings being added to each side, effectively doubling the original accommodation to just over 2,000 square feet in total. The scope to improve the property further is significant, with the lovely views and level of grounds offering much opportunity to create a remarkable home within easy reach of the sought after village of Scalby.

The house faces southwest with a lovely aspect northeast, taking in open countryside and both the coast and Scarborough Castle in the distance. Many of the rooms are dual aspect and enjoy lovely views. In brief the accommodation comprises the following. Sunroom/rear porch, entrance hall with cloakroom, large dual aspect dining room, sitting room with open fire and study. There is a generously sized dining kitchen with pantry, breakfast room and a separate utility room.

Upstairs is the main master bedroom with a modern en-suite wet room. There are three further bedrooms with an additional room leading off Bedroom Three and well suited as a dressing room or home office. There is a shower room to the first floor.

One of the principal attractions of the property is its position and grounds. Set down a lengthy private driveway the house is set back behind exceptionally mature lawned gardens.

From its elevated position along Suffield Hill the view looking northeast is tremendous. Taking in the countryside across to Scalby and the coast beyond with Scarborough castle clearly sighted in the distance. The rear garden has a more formal feel with paved patio eating area and a level lawn which gives way to a wilder garden with mature trees and then opening out into the paddock at the bottom. In all 2.4 acre. There is access directly onto Carr Lane from the paddock and from there miles of bridle paths and walks.

LOCATION

Scalby is a well-served, sought-after village some three miles to the north of the seaside town of Scarborough lying just outside the eastern boundary of the North York Moors National Park and just two miles from North Bay beach. The village benefits from a regular bus service, two dog friendly pubs (The Plough Hotel having an AA rosette for food and accommodation), a café/restaurant, hairdressers, beauty salon, eye and ear care businesses, newsagent/grocery store, two churches, two community halls, playing fields, tennis courts and a bowling green. A few minutes away is the socially popular Scarborough Rugby Club with gyms, squash and badminton courts, bars and restaurant, an excellent local supermarket, community library, two GP surgeries and a petrol station.

Scarborough town is close at hand offering a wide range of amenities including supermarkets, an indoor produce market, a famous theatre with cinema, leisure centres, entertainment venues and a train station which provides excellent regular services including a 45 minute journey to vibrant York city centre where many main line connections are made from.



ACCOMMODATION

ENTRANCE HALL

Timber front door with glazed panes in set and window to the side. Coving. Telephone point. Return staircase to the first floor. Coats area with hooks. Radiator.

CLOAKROOM

1.44 m (4'9") x 0.90 m (2'11")

Low flush WC. Wash handbasin. Electric light and shaver point. Window to the rear.

KITCHEN

6.00 m (19'8") max x 3.20 m (10'6") max

Range of fitted base and wall cabinets incorporating a single drainer stainless steel sink unit. Central island unit. Racing green Aga range set into a tiled surround. Integrated fridge freezer. Dishwasher point. Separate inset sink unit. Windows to the front and rear with a lovely aspect across the grounds. Separate walk-in pantry with fitted shelving and window to the rear.



BREAKFAST ROOM

3.36 m (11'0") x 3.00 m (9'10")

Dual aspect room with windows open to the rear and side. Two radiators.



UTILITY ROOM

3.00 m (9'10") x 2.65 m (8'8")

Fitted base units incorporating a one and a half bowl sink unit. Washing machine point. Fitted storage cupboard. Window to the front. Stable door out to the side. Radiator

DINING ROOM

4.83 m (15'10") x 3.20 m (10'6")

A large, dual aspect room with windows to the front and rear. Open fire with a stone surround and mantel with a tiled hearth. Two radiators. Coving.

SITTING ROOM

4.73 m (15'6") x 4.00 m (13'1")

A triple aspect room with windows to the front and side elevations. Wall light points. Radiator. Television point. An open fire with an exposed stone surround and chimney breast and a glazed tiled hearth.

STUDY

4.00 m (13'1") x 2.30 m (7'7")

Windows to the rear and side elevations. Fitted bookshelves. Radiator.



FIRST FLOOR

Pair of casement windows to the front. Radiator. Loft access hatch. The loft is part boarded and insulated. Airing cupboard with slatted shelving housing hot water cylinder with immersion heater.

BEDROOM ONE

5.28 m (17'4") x 4.00 m (14'1")

A bright and airy triple aspect room with windows to the front and both sides. Coving. Recessed lights. Radiator. Range of mirror fronted wardrobes. Walk-in fitted wardrobe with storage space.



EN-SUITE WET ROOM

2.67 m (8'9") x 1.76 m (5'9")

Fully tiled walk-in shower area. Low flush WC and wash hand base and set into a vanity cupboard. Radiator. Heated towel rail. Electric light and shaver point. Wall heater. Casement window to the rear.

BEDROOM TWO

3.76 m (8'1") x 1.84 m (5'5")

Casement window to the rear. Radiator. Wash hand basin set into a vanity unit.



Bedroom Two

BEDROOM THREE

3.35 m (11'0") x 2.80 m (8'6")

Casement window to the rear. Radiator.

DRESSING ROOM/HOME OFFICE

4.20 m (13'9") x 3.00 m (9'10")

Velum roof light to the front. Window to the end gable. Eaves storage to both sides. Radiator.

BEDROOM FOUR

3.24 m (10'8") x 2.70 m (8'10")

Casement window to the front. Radiator. Eaves storage cupboard.

SHOWER ROOM

2.48 m (8'1") x 1.64 m (5'5")

Corner shower cubicle with Mita Spirt electric shower. Low flush WC. Pedestal wash and basin. Radiator. Heated ladder towel rail. Electric light and shave point. Two casement windows to the front.



Bedroom Three looking towards the home office/dressing room



GROUNDS & GARDEN

Longfield is the last property on the right as you drive up Suffield Hill, as such it enjoys a private and secluded position. In all 2.4 acres with private driveway leading past the double garage and down to the house where there is a generous level of parking.

The gardens are exceptionally well established with mature shrubs, trees and plantings. To the rear is a level patio seating area and lawn, an ideal spot to take in the lovely aspect and views.



GARAGE

GARAGE
7.40 m (24'3") x 5.00 m (16'4")
Pair of up and over doors. Parking area to the front.

LAND

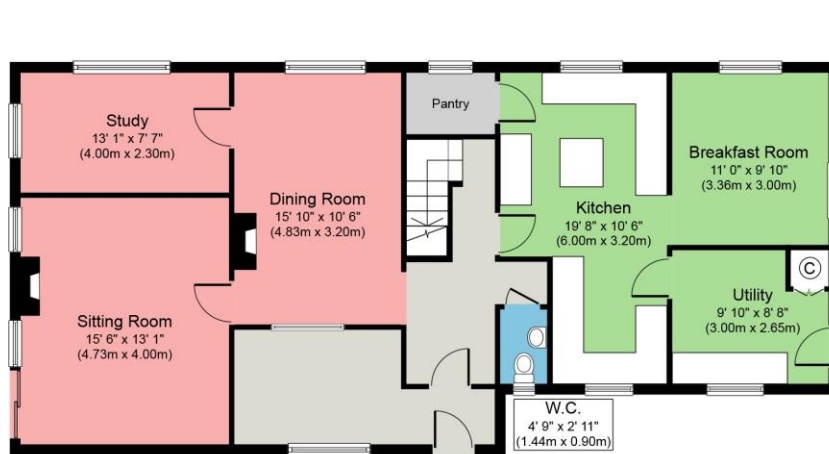
Longfield's paddock extends from the bottom of the garden and extends to 1.3 acres in total. The land is edged by mature hedges and fencing, with a gate at the bottom leading to Carr Lane. A dilapidated stable stands within the paddock.



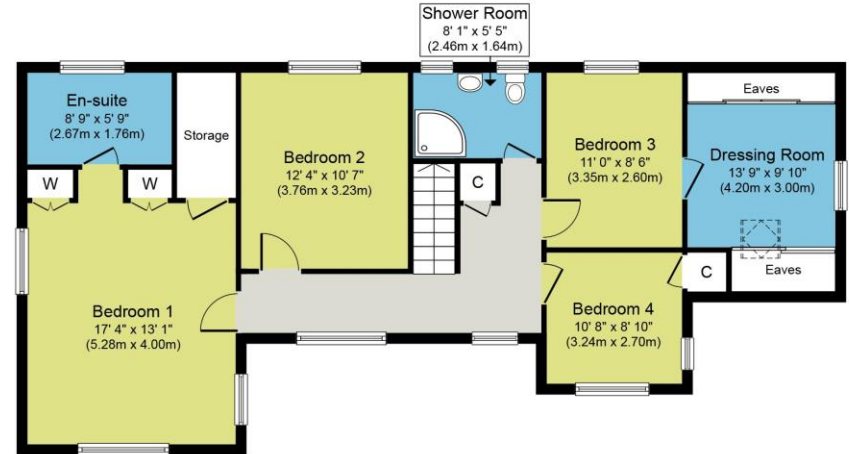


Promap
LANDMARK INFORMATION

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Ground Floor
Approximate Floor Area
1,110 sq. ft.
(103.1 sq. m.)



First Floor
Approximate Floor Area
927 sq. ft.
(86.1 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 - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

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. We understand that Longfield has a full unrestricted right of access along the first portion of the neighbouring properties driveway which leads onto Longfield's private driveway.

BOUNDARIES

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

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water and electric. Oil-fired central heating. Drainage to a septic tank.
Planning: North York Moors National Park
Council Tax: Band F
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766
EPC: Current: G/19 Potential C/79
Details prepared June 2024
Post Code:

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.

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.

