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Moor Cottage Moor Lane, Irton
£850,000



- IMPOSING FOUR BEDROOM DETACHED RESIDENCE
- EN-SUITE AND DRESSING ROOM TO THE MASTER BEDROOM
- OVER 2900 SQUARE FEET OF LIVING QUARTERS WITH THREE RECEPTION ROOMS, SNUG, OFFICE, UTILITY ROOM
- SECLUDED POSITION ON THE OUTSKIRTS OF SCARBOROUGH
- SET WITHIN A SIZEABLE PLOT WITH AMPLE PARKING & GARAGE

Nestled in the charming village of Irton, on the outskirts of Scarborough, this substantial and unique four-bedroom detached residence was built circa 1936 and offers an impressive 2900 square feet of living space, perfect for families seeking both comfort, character and style.

As you enter the property, you are greeted by a welcoming entrance porch and hall, complete with convenient understairs storage and a WC. The ground floor boasts a delightful bay fronted lounge, a spacious dining room, and a snug room which has a log burner, providing ample space for relaxation and entertaining. The conservatory and sun room invite natural light, creating a warm and inviting atmosphere. The well-appointed kitchen features a breakfast area, ideal for casual dining, while the utility room and home office add practicality to everyday living.

Venturing to the first floor, you will find a landing that leads to the master bedroom, which is complemented by a dressing room and an en-suite shower room, ensuring a private retreat. Three additional double bedrooms provide generous accommodation for family or guests, alongside a family bathroom and a separate WC.





Set on a generous plot, the property features a paved seating area and a tranquil pond, making it a perfect outdoor space for relaxation and enjoyment. The secluded location enhances the appeal, while the nearby village of Seamer offers a variety of amenities, ensuring that all your needs are within easy reach. This property has Oil fired heating.

This remarkable home must be seen to be fully appreciated, offering a unique blend of space, comfort, and a desirable location. Don't miss the opportunity to make this exceptional property your own.

GROUND FLOOR

Entrance Porch & Hallway Dimensions: 5.0m max x 3.0m max (16'4" max x 9'10" max).

Lounge Dimensions: 5.0m max into bay x 5.1m max (16'4" max into bay x).

Dining Room Dimensions: 3.7m x 3.0m (12'1" x 9'10").

Downstairs WC Dimensions: 1.5m x 0.9m (4'11" x 2'11").

Conservatory Dimensions: 5.7m x 3.2m (18'8" x 10'5").

Sun Room Dimensions: 4.6m x 1.9m (15'1" x 6'2").

Snug Dimensions: 3.6m x 3.1m max (11'9" x 10'2" max).

Kitchen Dimensions: 4.0m x 2.9m (13'1" x 9'6").

Breakfast Area Dimensions: 3.0m x 2.9m (9'10" x 9'6").

Utility Room Dimensions: 2.9m x 2.8m (9'6" x 9'2").

Office Dimensions: 4.8m x 2.7m (15'8" x 8'10").

Garage Dimensions: 5.0m x 4.8m (16'4" x 15'8").





FIRST FLOOR

Landing Dimensions: 4.1m max x 3.9m max (13'5" max x 12'9" max).

Master Bedroom Dimensions: 6.0m x 3.0m max (19'8" x 9'10" max).

Dressing Room to the Master Dimensions: 3.1m x 2.7m (10'2" x 8'10").

En-suite to the Master Dimensions: 3.3m max x 2.7m max (10'9" max x 8'10" max).

Bedroom Two Dimensions: 5.0m max x 4.0m max (16'4" max x 13'1" max).

Bedroom Three Dimensions: 5.0m max x 4.1m max into wardrobes (16'4" max x 13).

Bedroom Four Dimensions: 4.8m x 3.1m max (15'8" x 10'2" max).

Bathroom Dimensions: 2.7m x 1.9m (8'10" x 6'2").

Separate WC

HMRC

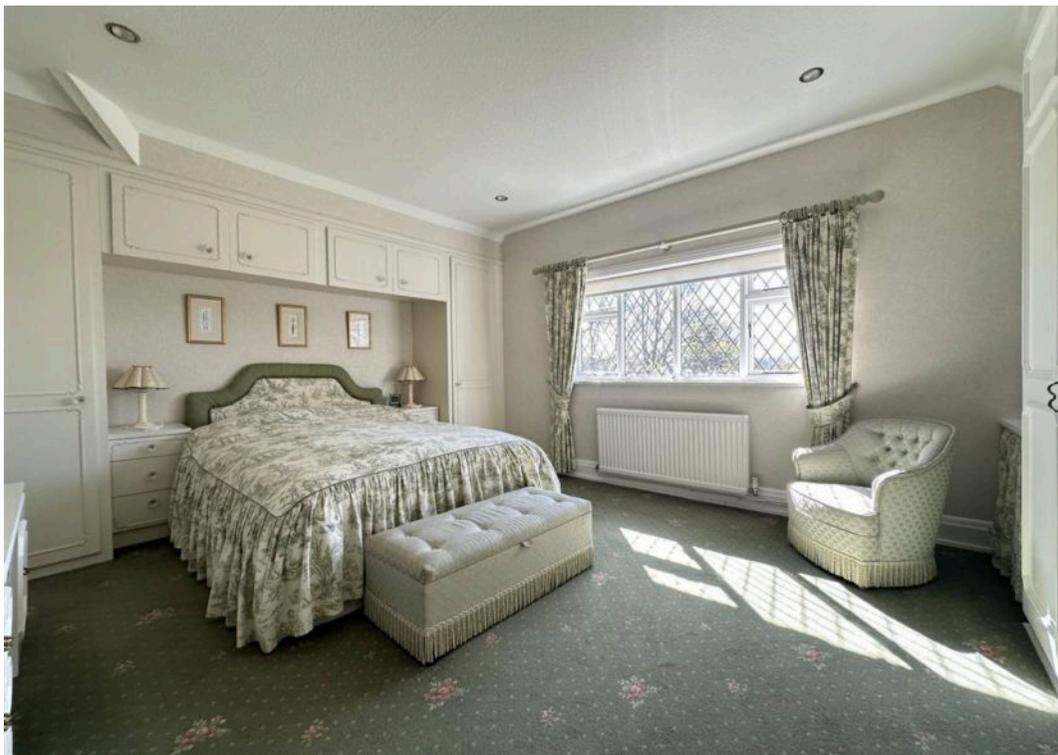
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Details Prepared/Ref

TLPF/250425







GROUND FLOOR
1757 sq.ft. (163.3 sq.m.) approx.



1ST FLOOR
1162 sq.ft. (107.9 sq.m.) approx.



TOTAL FLOOR AREA : 2919 sq.ft. (271.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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19 St. Thomas Street, Scarborough YO11 1DY



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