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Kainos House, 309a Scalby Road, Scarborough

Guide Price £995,000



Kainos House, 309a Scalby Road Scarborough

- NEWLY BUILT DETACHED 'HIGH PERFORMANCE' HOME POWERED BY GREEN ENERGY
- FOUR SIZEABLE BEDROOM SUITES EQUIPPED WITH BATHROOMS (AND DRESSING ROOMS TO TWO BEDROOMS)
- PRIVATE GROUNDS WITH WRAP AROUND GARDENS, AMPLE PARKING & DETACHED GARAGE
- GENEROUS LIVING PROPORTIONS SPANNING APPROX 3134 SQUARE FEET
- STATEMENT OF MODERN LUXURY - HIGH SPEC AND HIGH TECH FINISH
- NESTLED WITHIN SCARBOROUGH'S EVER POPULAR NORTH SIDE

Exceptional contemporary family home with landscaped gardens

Kainos House is an exceptional contemporary residence offering luxury living within private landscaped gardens and grounds. Architecturally striking yet highly functional, the property has been meticulously designed as a high-performance home, combining cutting-edge technology with refined modern interiors.

Positioned within the sought-after leafy eastern suburbs of Scarborough, less than a mile from the desirable village of Scalby, the house enjoys excellent access to both the coastline and the town centre.

This striking twin-gable home is finished in sleek Cedral cladding and defined by expansive floor-to-ceiling triple-glazed windows which flood the interiors with natural light. Double-height spaces and wide bifold doors create an impressive sense of scale while seamlessly connecting the living spaces with the gardens.





The house has been designed to exacting modern standards, incorporating a heat recovery ventilation system, air source heat pump and triple glazing to ensure excellent energy efficiency, comfort and indoor air quality.

The interiors are finished to a high specification with oak parquet flooring to the ground floor, underfloor heating throughout both levels and bespoke oak joinery including a sculptural floating staircase. Ambient cove lighting enhances the principal living areas, while custom louvre shutters frame the dramatic apex windows.

Oversized pivot doors open into an impressive reception hall centred around a striking cantilevered staircase with open oak treads. From here, the space flows into a bright wraparound open-plan living and dining area, with bifold doors opening directly onto the terrace and landscaped garden.

The kitchen occupies a dramatic double-height space overlooked by a galleried landing and illuminated by remote-controlled Velux roof windows. It is beautifully appointed with quartz worktops, an island with breakfast bar and a full range of integrated appliances including wine fridge, ovens, coffee machine, microwave, dishwasher and induction hob.

A fully fitted walk-in pantry adjoins the kitchen, while a well-designed boot room with external access incorporates a sink, storage and laundry cupboard with space for both washing machine and dryer.

A separate sitting room provides a quieter retreat, featuring floor-to-ceiling glazing and a fitted media unit.

Upstairs, a galleried landing leads to four generous double bedrooms, each with its own en suite bathroom. Two bedrooms benefit from walk-in wardrobes, while the principal suite includes a dressing room and a beautifully appointed bathroom with freestanding bath, double vanity and rainfall shower.

Tenure: Freehold





External

Electric gates open onto a large resin driveway leading to the double garage, which is fully insulated and fitted with electric doors. The property is future-proofed with wiring for EV charging and provision for solar panels. To the rear, a composite deck extends from the house creating an ideal space for outdoor dining and entertaining, with wiring for an external television and services for an outdoor kitchen. Lawned gardens wrap around two sides of the house, while a separate patio area has been pre-wired for a hot tub.

Location

Kainos House occupies a prime position on the desirable suburban edge of Scarborough, close to Scarborough General Hospital and just south of Scalby village. The golden sands of North Bay Beach are within easy reach, while regular bus services provide convenient access to the town centre. The nearby A170 connects to Pickering, Malton and York. Scarborough offers an excellent range of amenities including shops, restaurants, schooling and cultural attractions such as the Scarborough Open Air Theatre.



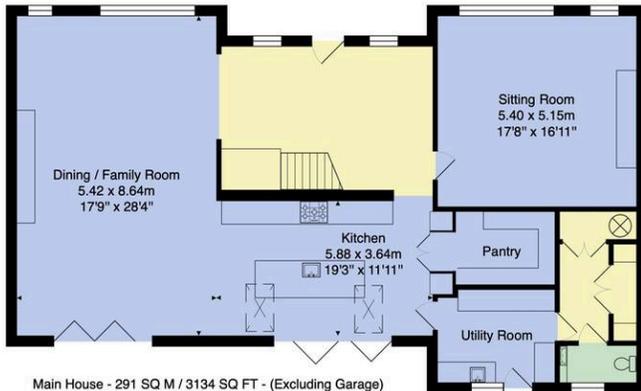




309a Scalby Road, Scarborough, YO12 6TF



Ground Floor
Area: 147.3 m² ... 1586 ft²

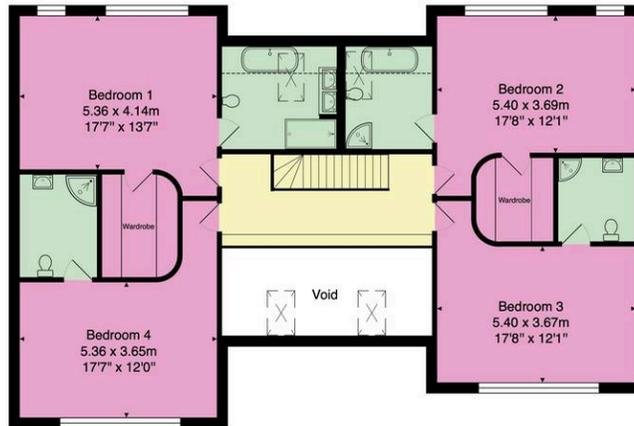


Main House - 291 SQ M / 3134 SQ FT - (Excluding Garage)
Page Total - 322.9 SQ M / 3,476 SQ FT (Excluding Void)

All measurements are approximate and for display purposes only.
Actual position of fixtures, windows and doors may not be accurate and should be independently verified.



First Floor - (Excluding Void)
Area: 143.9 m² ... 1548 ft²



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