

Tipple Underwood
Estate Agent

RENT £1,000 PCM
2A PORRITT LANE, IRTON, SCARBOROUGH, YO12 4RL

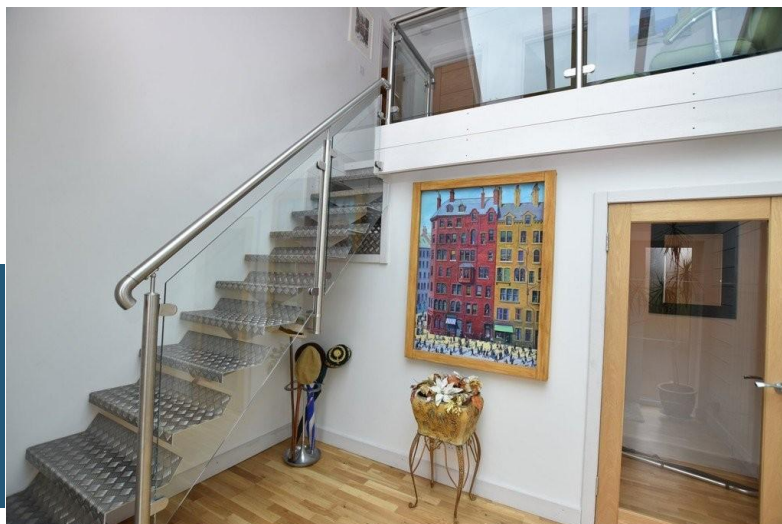
- Detached House
- Village Location
- Three/Four Bedrooms
- Garage And Garden

THIS BESPOKE FOUR BEDROOM PROPERTY HAS BEEN ARCHITECTURALLY DESIGNED TO PROVIDE MODERN ACCOMMODATION WITH SOME UNIQUE DESIGN FEATURES INCLUDING DOUBLE HEIGHT GLAZED ATRIUM, STEAM ROOM AND JAPANESE INSPIRED GARDEN. MASTER BEDROOM INCLUDES ENSUITE, OFFICE AND WALK IN WARDROBE. TWO FURTHER BEDROOMS AND BATHROOM TO THE FIRST FLOOR WITH MODERN GALLERIED LANDING. FOURTH BEDROOM CURRENTLY USED AS A SECOND RECEPTION ROOM ON GROUND FLOOR.

TIPPLE UNDERWOOD ESTATE AGENTS
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT
www.tippleunderwood.co.uk
01723 350299
mail@tippleunderwood.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements





Property Description

This truly unique property, located in the quiet hamlet of Irton, when briefly described comprises glass atrium entrance hall, living room, kitchen diner, fourth bedroom/second reception room and steam room to the ground floor. To the first floor is the master bedroom with ensuite, walk in wardrobe and office/study, two further bedrooms and the house bathroom. This house features an ultra efficient ECO heating/hot water system.

To the exterior of the property is a Japanese inspired garden, complete with pond, double electric garage housing the utility room and workshop and a large driveway with parking for multiple vehicles, perimeter soffit lighting and integral garden store.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
20' 0" x 12' 5" (6.1m x 3.78m)

DINING ROOM/BEDROOM 4
16' 9" x 9' 8" (5.11m x 2.95m)

KITCHEN/DINER
22' 3" x 13' 6" (6.78m x 4.11m)

STEAM ROOM

FIRST FLOOR

LANDING

MASTER BEDROOM
17' 4" x 16' 5" (5.28m x 5m)
ENSUITE

WALK IN WARDROBE

OFFICE

BEDROOM 2
12' 6" x 10' 6" (3.81m x 3.2m)

BEDROOM 3
10' 4" x 7' 4" (3.15m x 2.24m)

BATHROOM

OUTSIDE

GARAGE

WORKSHOP

UTILITY ROOM