



Ings Lane, Scarborough
YO13 9DR

Offers In Excess Of
£550,000



Ings Lane, Scarborough

DESCRIPTION

Hunters are delighted to bring to the market Lawnswood, a deceptively spacious and truly individual property, pleasantly positioned on Ings Lane within the sought-after village of Brompton. From the roadside, the property presents as a traditional bungalow; however, internally it offers an impressive amount of accommodation following an ambitious two-storey extension to the rear. Set within a substantial plot approaching half an acre, this is a unique and versatile home.

At the heart of the property is the impressive open-plan kitchen, living and dining area, featuring a vaulted ceiling and striking full-height glazing overlooking the mature gardens. The kitchen offers granite work surfaces and integrated appliances, while the living space features a multi-fuel stove and provides an excellent setting for both everyday living and entertaining.

The ground floor also comprises an entrance hall, a generous bedroom with en-suite facilities and doors opening onto a private decked terrace, two further double bedrooms and a family bathroom. To the first floor is a spacious mezzanine area, ideal as a study or additional living space, leading through to a substantial bedroom suite with its own en-suite facilities.

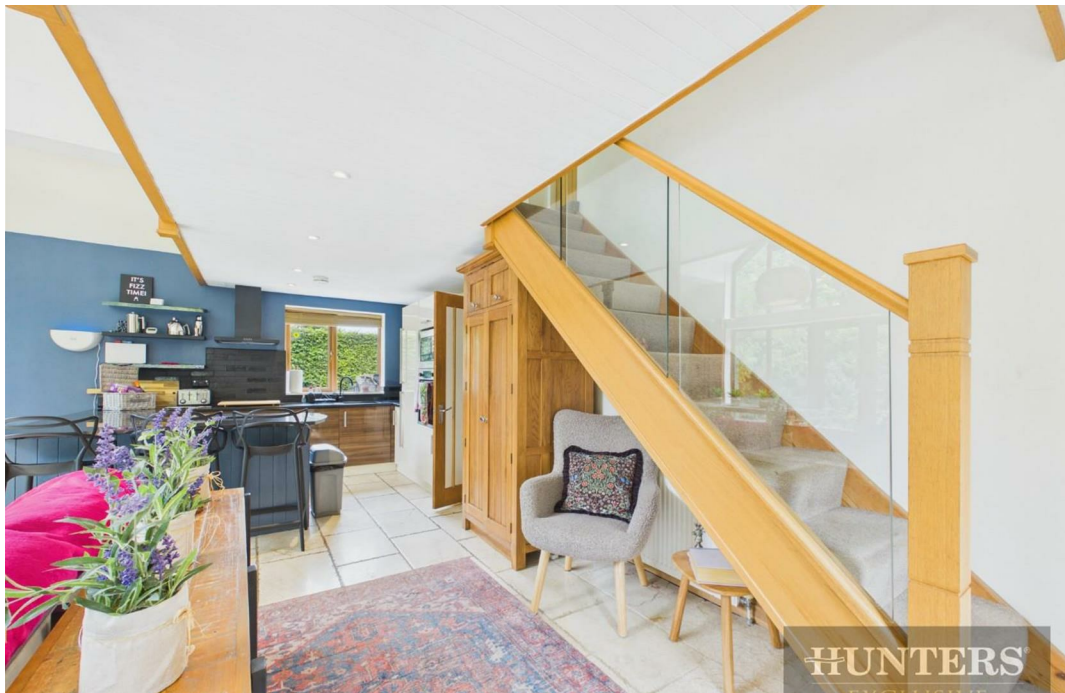
Externally, the property occupies approximately half an acre of established grounds, with extensive lawns, paved and decked seating areas and a variety of mature trees, shrubs and borders creating a private setting. A gravelled driveway provides ample off-road parking alongside a single garage.

The property is currently operated as a successful holiday let and could be purchased as either a substantial family home or, subject to negotiation, as an ongoing holiday letting opportunity with existing bookings and contents.

Brompton is an attractive rural village conveniently positioned between Scarborough and Pickering, offering local amenities and picturesque countryside surroundings.

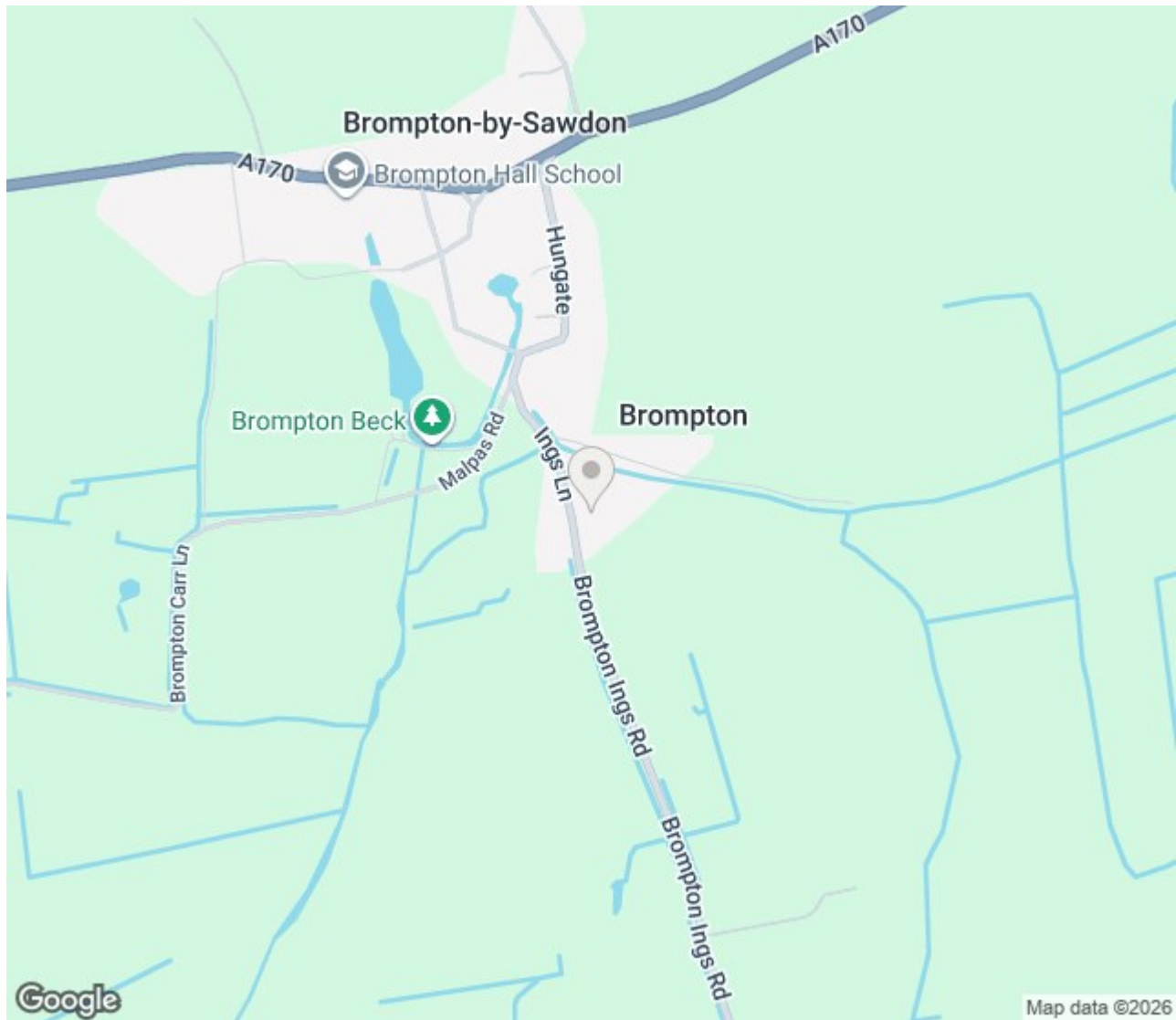
Early viewing is highly recommended!











ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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