



## Conyers Ings, Scarborough

YO13 9LG

Offers In Excess Of  
£490,000



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**HUNTERS**  
EXCLUSIVE



# Conyers Ings, Scarborough

## DESCRIPTION

Welcome to this stunning property located in the picturesque Conyers Ings, West Ayton, Scarborough. This beautiful house boasts an impressive five bedrooms and three bathrooms, providing ample space for a growing family or those who love to entertain guests.

As you step inside, you are greeted by the elegant hallway which leads to the dining room and two spacious reception rooms, perfect for relaxing with family or hosting gatherings. The open plan kitchen is a chef's dream, offering a modern and functional space to create culinary delights. This home has five large bedrooms, offers ample space for comfort and versatility, making it ideal for larger families or those who enjoy hosting guests.

One of the highlights of this property is the large garden, ideal for enjoying the outdoors during the warmer months. Whether you have a green thumb or simply enjoy al fresco dining, this garden provides the perfect setting.

West Ayton is a picturesque village located in North Yorkshire, England, nestled on the edge of the North York Moors National Park. It is known for its charming countryside setting, historic landmarks, and the ruins of Ayton Castle, a 14th-century stone structure that adds a medieval touch to the village's character. West Ayton is situated along the River Derwent, offering scenic views and opportunities for leisurely walks and outdoor activities. The village, alongside its neighbor East Ayton, provides a peaceful rural atmosphere while still being close to the popular seaside town of Scarborough, making it a popular destination for visitors seeking both nature and history.

Don't miss out on the opportunity to make this unique house your home. With its generous living spaces, ample bedrooms, and beautiful garden, this property offers a lifestyle of comfort and tranquillity. Contact us today to arrange a viewing.



















Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

2521.66 ft<sup>2</sup>

234.27 m<sup>2</sup>

**Reduced headroom**

17.01 ft<sup>2</sup>

1.58 m<sup>2</sup>

(1) Excluding balconies and terraces

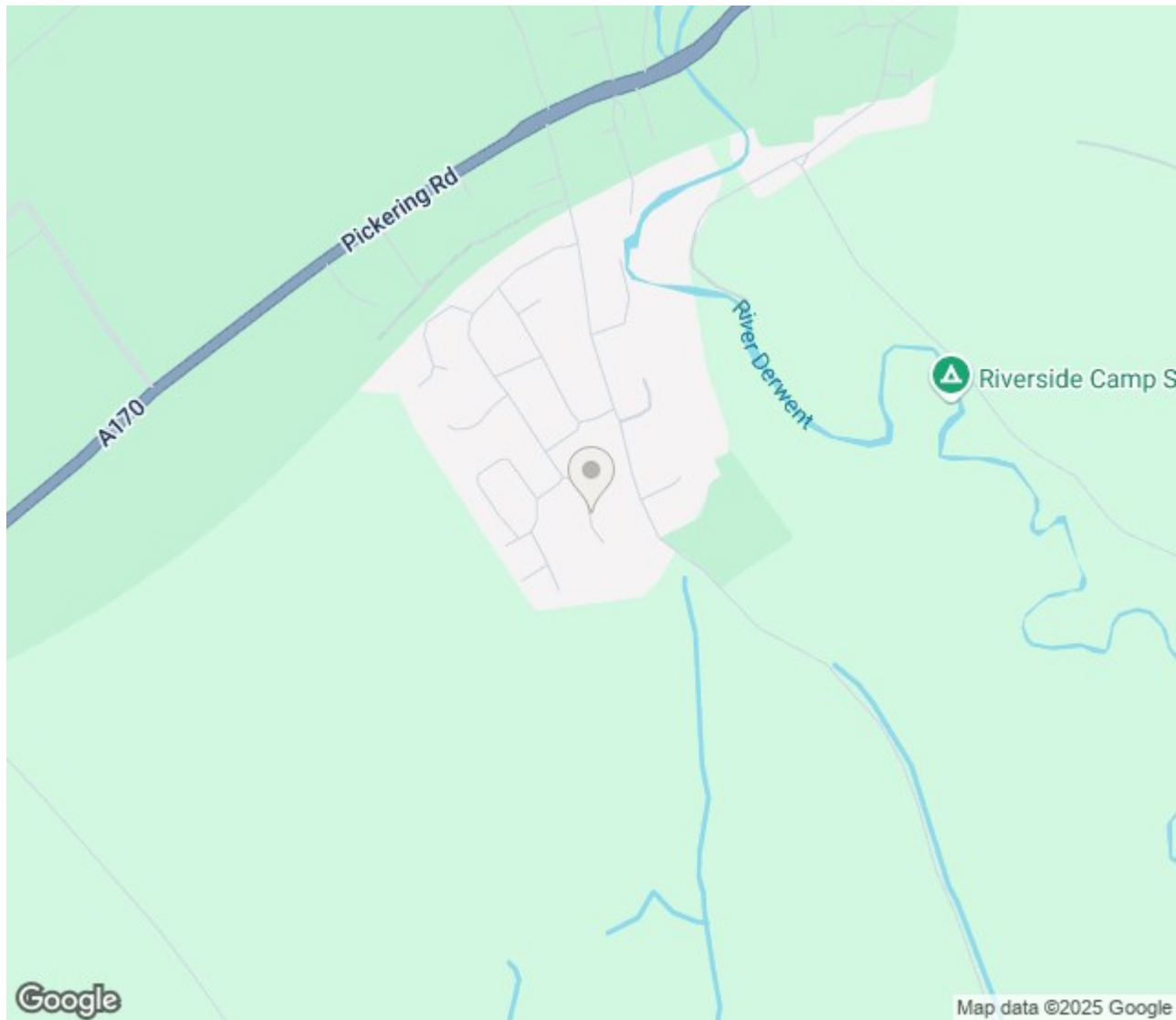
**Reduced headroom**

..... Below 5 ft/1.5 m


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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