



The Old School Courtyard, Scarborough
YO12 4SZ

**Offers In Excess Of
£350,000**



The Old School Courtyard, Scarborough

DESCRIPTION

Hunters are delighted to present this exceptional three-bedroom end-terrace home, forming part of the historic former Staxton School. Once the Headmaster's residence, this characterful property has been sympathetically and comprehensively renovated throughout, creating a stunning home that seamlessly blends period charm with contemporary living.

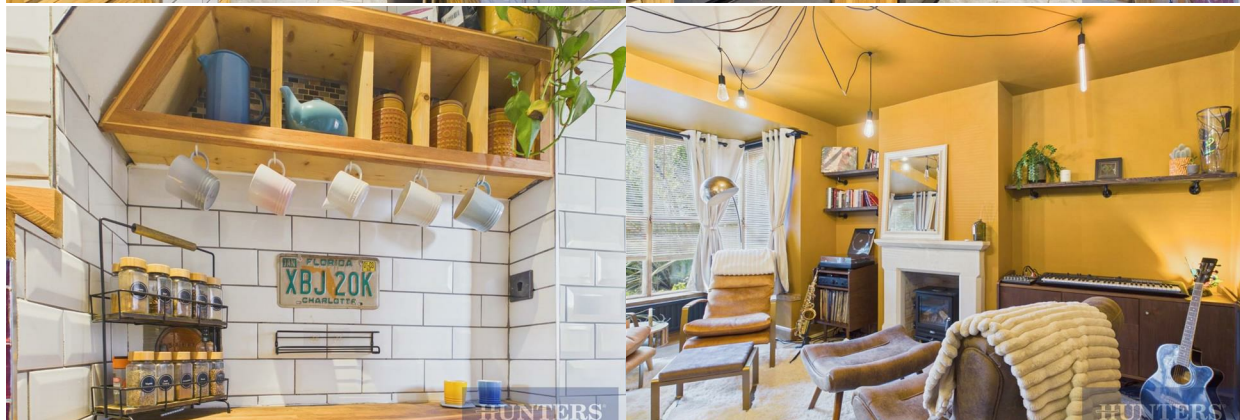
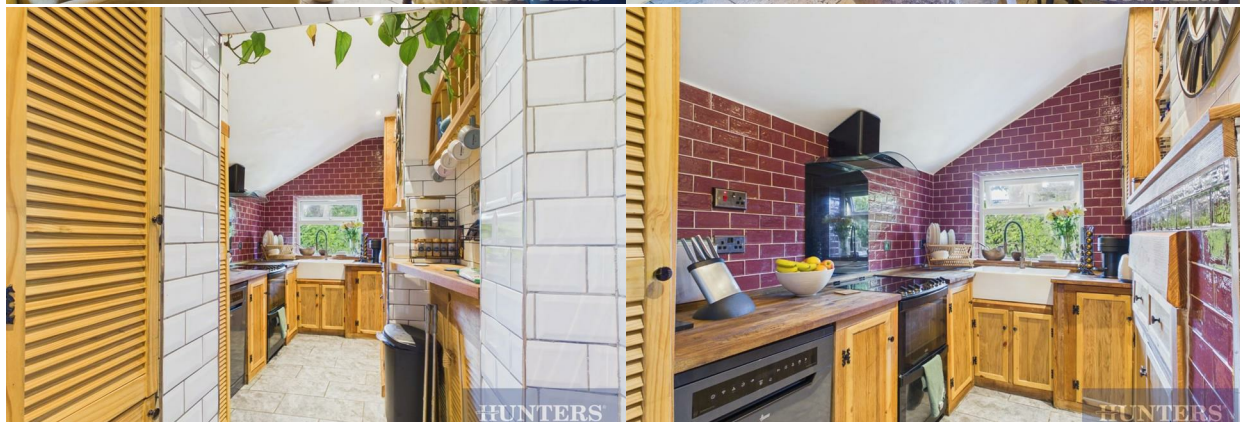
Offering over 1,100 sq ft of beautifully presented accommodation, the property briefly comprises a welcoming entrance hall, two spacious reception rooms, and a modern fitted kitchen. The generous living spaces provide flexibility for both family life and entertaining, whilst retaining many of the unique features expected from a building of this heritage.

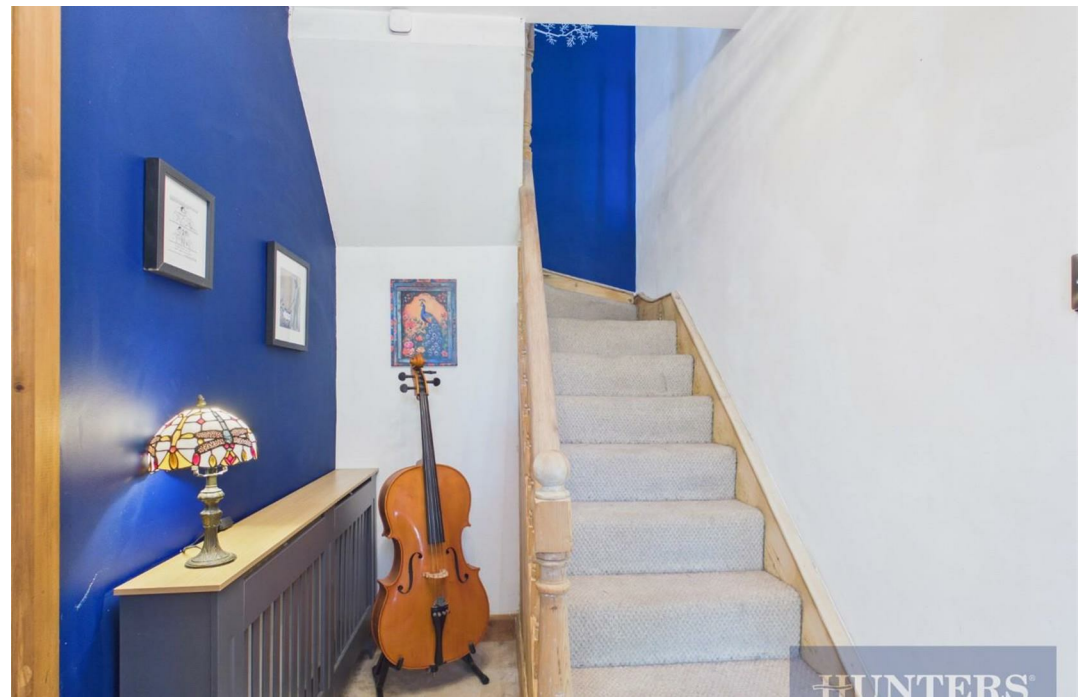
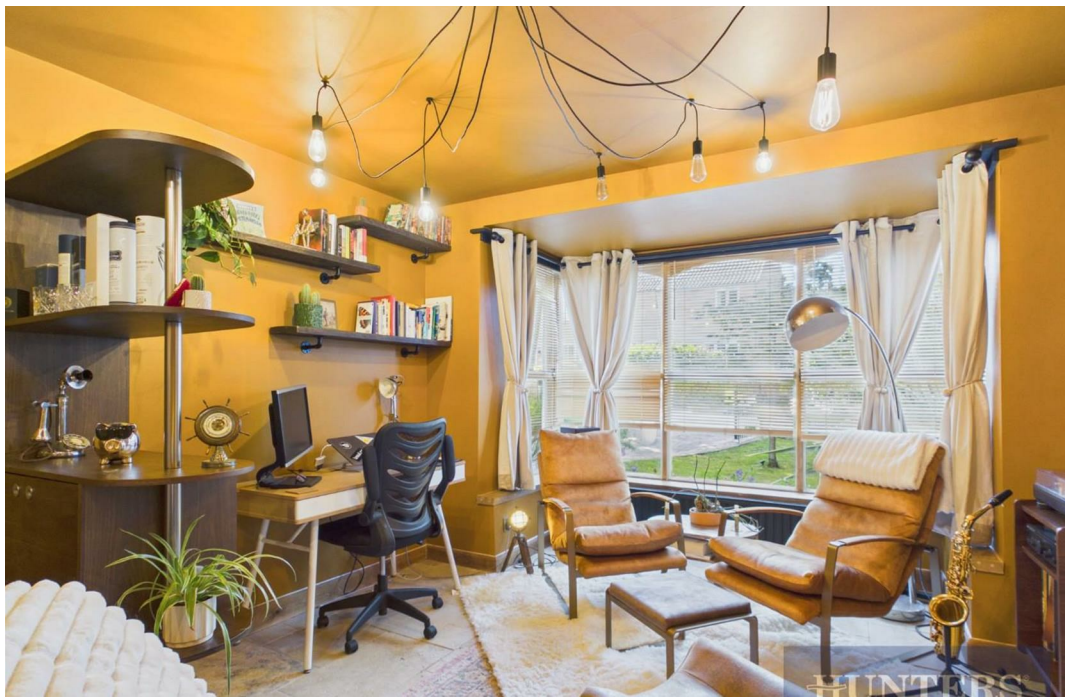
To the first floor are three well-proportioned bedrooms together with a stylish family bathroom finished to a high standard.

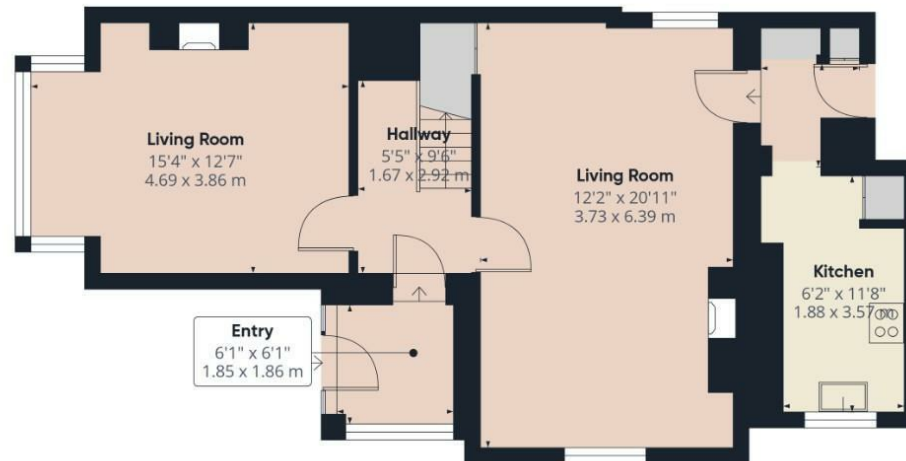
Externally, the property truly comes into its own. A large driveway provides ample off-road parking for multiple vehicles, while the substantial rear garden offers an excellent space for families, gardening enthusiasts, or those simply looking to enjoy the outdoors. In addition, a separate outdoor dining and entertaining area provides the perfect setting for al fresco meals, summer gatherings, and relaxing evenings.

Situated in the sought-after village of Staxton, the property enjoys a peaceful setting surrounded by beautiful countryside, whilst remaining conveniently positioned between Scarborough and Filey, offering easy access to a wide range of amenities, schools, transport links, and the stunning Yorkshire coastline.

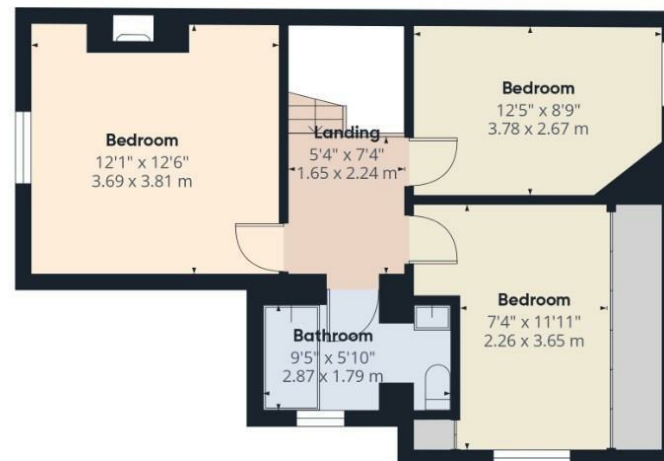
This is a rare opportunity to acquire a unique character home steeped in local history, thoughtfully renovated to an exceptional standard and ready for immediate occupation.







Ground Floor



Floor 1



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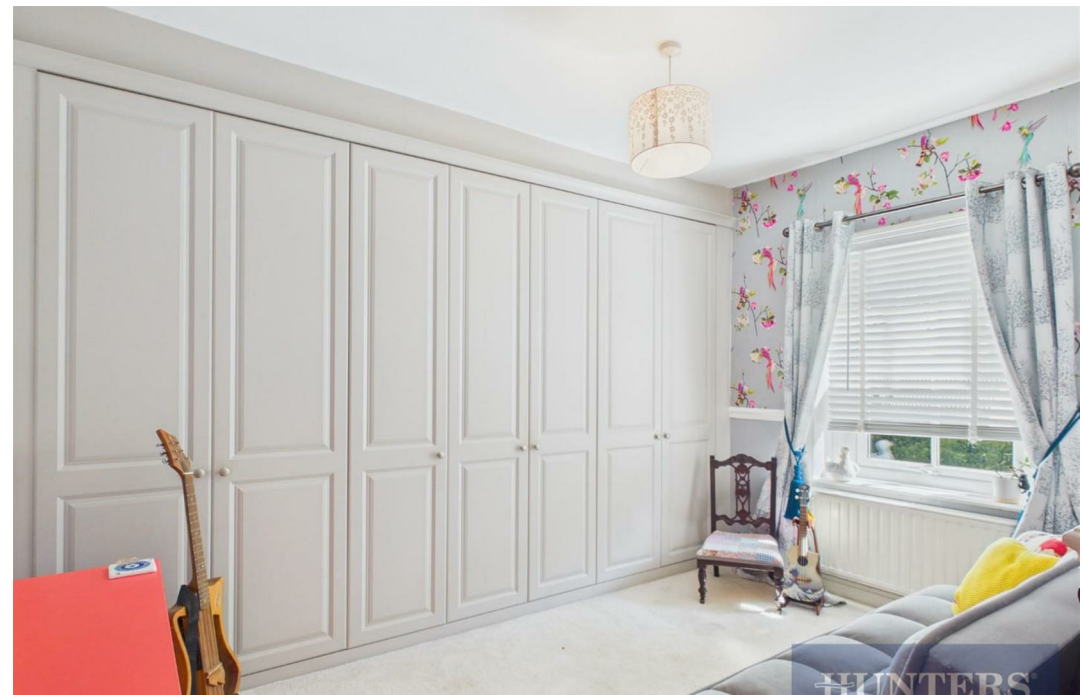
Approximate total area⁽¹⁾

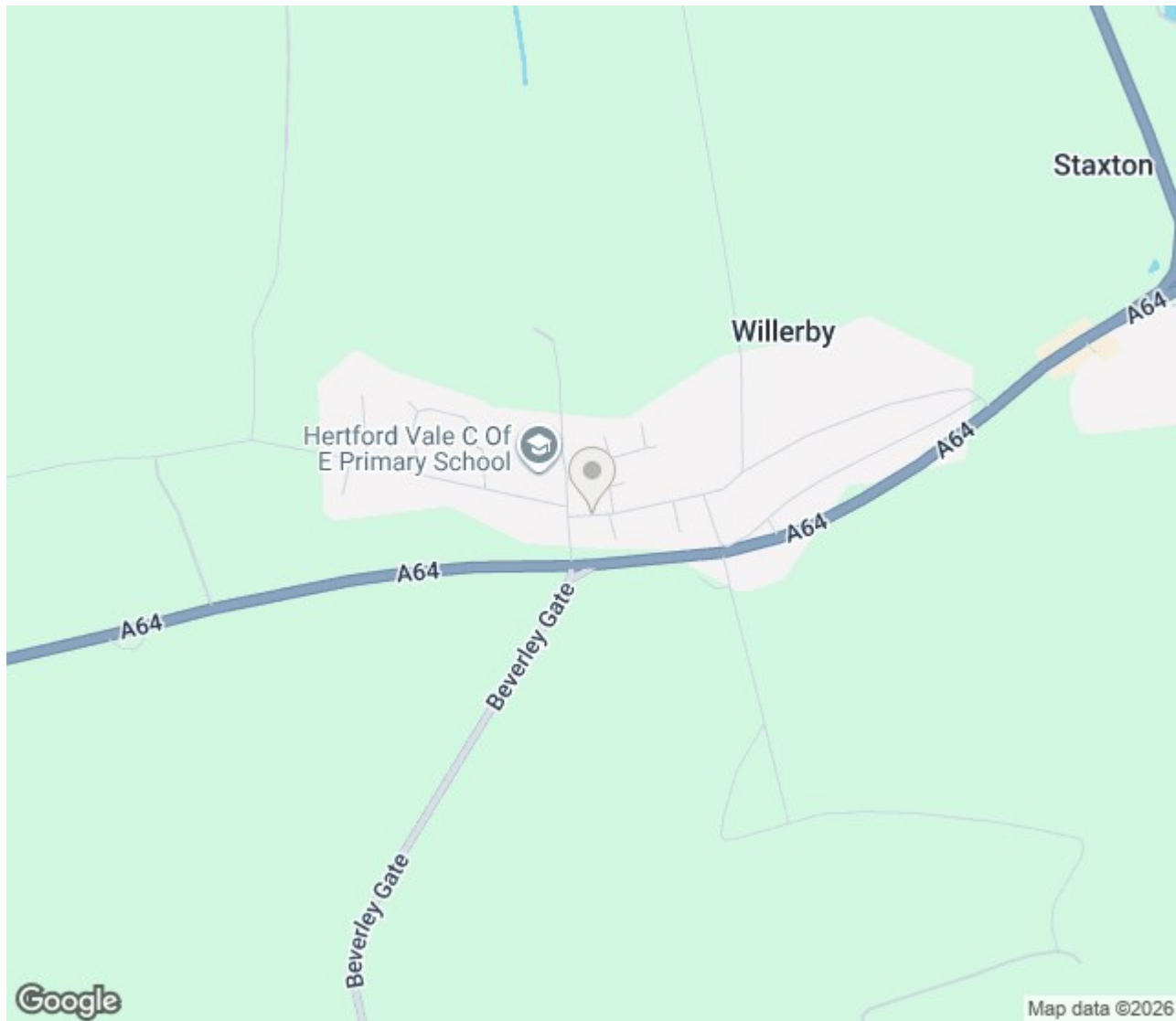
1111 ft²
103.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	48	
(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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.