



## Grove Farm Main Street

Scarborough, YO13 9DY

Offers In Excess Of £600,000



Hunters Exclusive are proud to bring to the market this UNIQUE recently renovated conversion of a 300-year-old Granary Barn, which provides in total 1,840 square feet of accommodation and just under half an acre of grounds. Located within the North York Moors in the PEACEFUL village of Sawdon, this characterful property, with original hand-hewn beams, lies twenty minutes from the coast and forty minutes from the historic city of York and benefits from UNDERFLOOR HEATING throughout. Its fifty-two foot open-plan ground floor incorporates three levels: a sunken snug with wood burning stove, a central dining area (open to sky-lit ceiling) and a second lounge area leading to the self-contained kitchen (with electric hob, oven and integral dishwasher) and downstairs WC. From the ground floor a magnificent staircase forks East and West to two galleried first-floor landing areas, FOUR BEDROOMS (three double, one single) and two bathrooms with WC's, one with claw foot bath, one with shower. Views East to Sawdon Dale lead past a UTILITY ROOM, a DOUBLE-DOOR GARAGE and a RANGE OF OUTBUILDINGS (used in the past as stables, as poultry sheds, and as a gym, but with potential also for additional accommodation).

Sawdon is a small rural village with its own community hall and pub (the sometime smithy) and shares a primary school with neighbouring Brompton. This home is perfect for a RANGE OF BUYERS including INVESTORS, COUPLES and FAMILIES with children, who will love to roam safely in Sawdon Dale, with its wild deer, woods and picturesque stream. While EQUESTRIANS will appreciate the location as a rare opportunity, with its many bridleways and forest paths.

This home is not one to miss, call now to arrange a viewing!



Lounge/dining room 17'4" x 51'11" (5.28 x 15.83)  
 Double glazed windows to side and front aspects, exposed beams, feature wood burner, stairs to the first floor landing, TV point and power points.

Kitchen 10'5" x 10'4" (3.17 x 3.15)  
 Double glazed wooden sash window to rear aspect, exposed beams, granite flooring, underfloor heating, range of wall and base units with roll top work surfaces, sink and drainer unit, space for fridge/freezer, electric oven, electric hob and power points.

Utility Room 11'7" x 13'5" (3.53 x 4.09)  
 Space for washing machine, space for dishwasher, space for tumble dryer, sink and drainer unit and power points.

Downstairs WC 0'0" x 0'0" (0 x 0)  
 Double glazed window to side aspect, exposed beams, low flush WC and wash hand basin.

Landing 0'0" x 0'0" (0 x 0)  
 Velux window and balcony area over looking living space.

Bedroom 1 8'10" x 18'0" (2.69 x 5.49)  
 Double glazed wooden sash window to front aspect, wooden shutters, exposed beams, exposed brick wall and power points.

Bedroom 2 9'3" x 14'8" (2.82 x 4.47)  
 Floor to ceiling double glazed wooden sash window to front aspect, fitted shutters and power points.

Bedroom 3 8'9" x 9'6" (2.67 x 2.9)  
 Double glazed wooden sash window to side aspect, exposed beams, TV point and power points.

Bedroom 4 7'6" x 8'3" (2.29 x 2.51)  
 Velux window to rear aspect, built in eaves storage and power points.

Bathroom 0'0" x 0'0" (0 x 0)  
 Tiled flooring, part tiled walls, traditional cast iron freestanding bath, low flush WC, wash hand basin with pedestal and extractor fan.

Shower room 0'0" x 0'0" (0 x 0)  
 Double glazed wooden sash window to rear aspect, tiled flooring, part tiled walls, shower cubicle with power shower, low flush WC and wash hand basin with pedestal.

Double garage 0'0" x 0'0" (0 x 0)  
 Remote controlled up and over doors, power and lighting.

Parking 0'0" x 0'0" (0 x 0)  
 Ample off road parking on driveway.

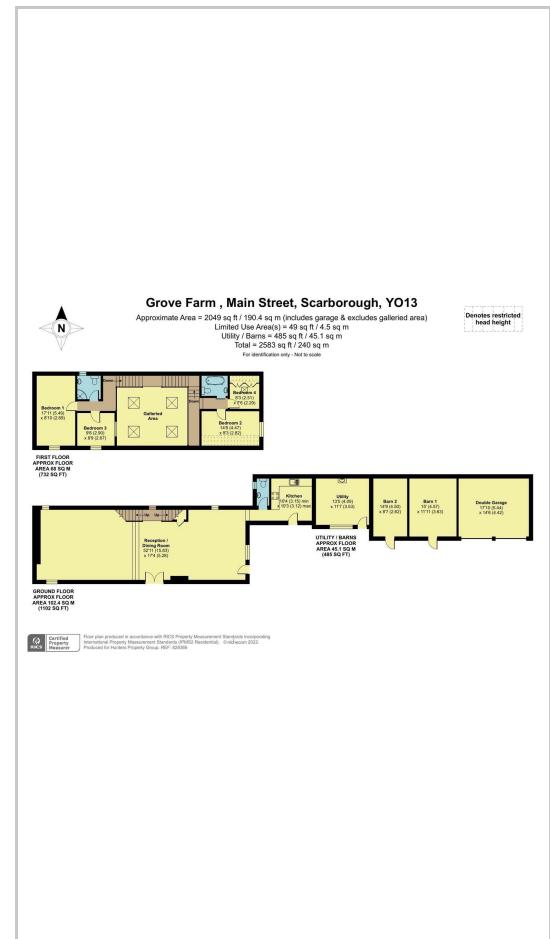
Garden 0'0" x 0'0" (0 x 0)  
 Approximately a 1/4 of an acre of mainly laid to lawn surrounding land and decking area.

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. **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.

## Area Map



## Floor Plans



## Energy Efficiency Graph

