



**Scarborough**  
YO11 3UH



Offers Over £450,000

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EXCLUSIVE

# Scarborough

## DESCRIPTION

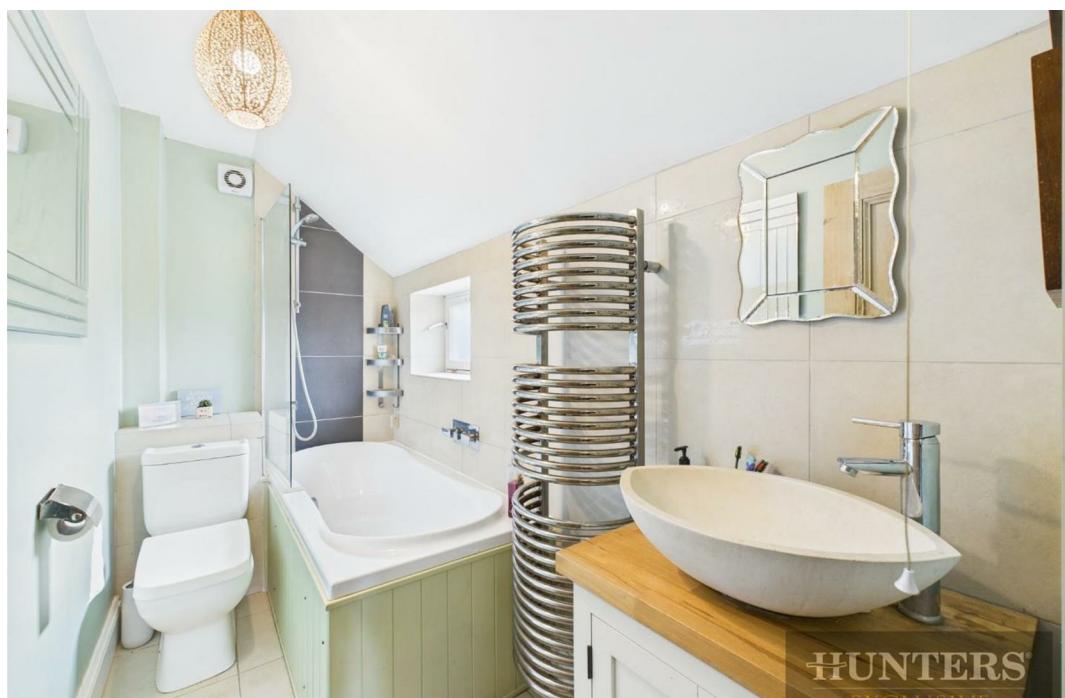
Hunters Exclusive are PROUD to present this GRADE II LISTED SIX BEDROOM property, currently arranged as a FOUR BEDROOM COTTAGE with an ADJOINING TWO BEDROOM ANNEXE. Set within approximately 0.14 ACRES of GARDEN, this home is ideal for those seeking SPACIOUS MULTI-GENERATIONAL LIVING ARRANGEMENTS.

The main cottage boasts a well-balanced layout, seamlessly blending charming character with modern comforts. On the ground floor, an inviting entrance hallway leads to a cosy living room, perfect for relaxation. The spacious kitchen/diner, complete with a built-in pantry and bi-folding doors, opens onto the rear gardens, creating a bright and airy space ideal for entertaining. A versatile downstairs bedroom offers flexibility for guests or multi-purpose use. Additionally, a separate utility room and WC are conveniently located nearby (detached from the main property). The first floor features a well-lit landing with built-in storage, three generously sized bedrooms, including a principal bedroom with an en-suite shower room, and a stylish family bathroom.

Currently accessible via the main cottage, the annexe also benefits from independent entrances, offering flexibility for a variety of uses. The annexe includes a living room, kitchen, and utility room, along with two double bedrooms and a modern shower room. This space could serve as independent living quarters for extended family or be utilised as a charming holiday let, providing additional income for prospective buyers.

This unique property presents a rare opportunity for those seeking versatile living arrangements in a beautiful and characterful setting. Call the office now to arrange a viewing!







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

2057.64 ft<sup>2</sup>  
191.16 m<sup>2</sup>

Reduced headroom  
0.58 ft<sup>2</sup>  
0.05 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

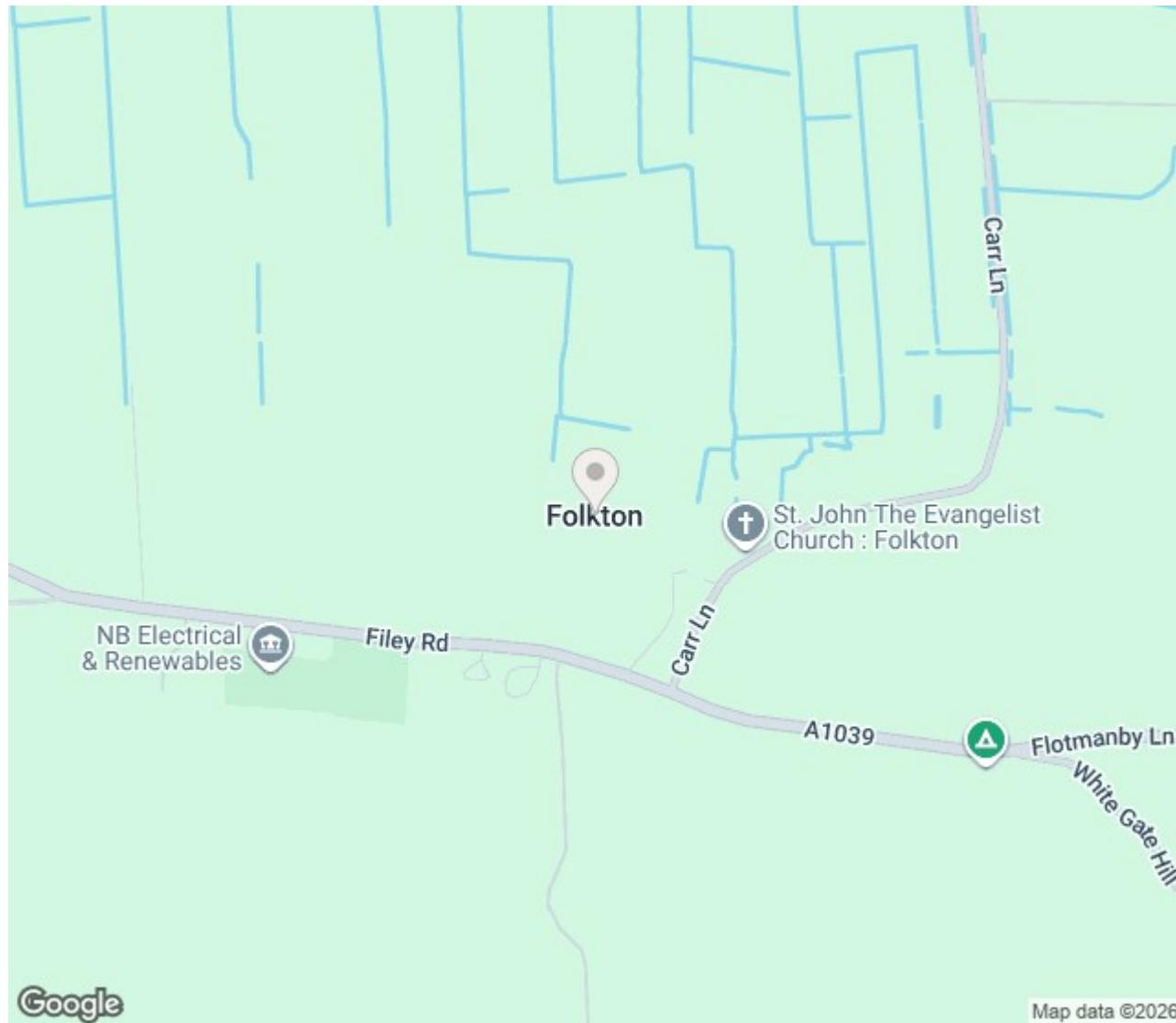
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		39
(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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