



Meredith Lodge, 1 Weaponness Park, Scarborough YO11 2UB  
Guide Price £339,995

Prestige  
Collection  
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'Meredith lodge', a superior home located in one of Scarborough's most sought after locations of Weaponness Park.

## Weaponness Park, Scarborough

Price Guide £339,995

It is our pleasure to offer to the market 'Meredith lodge', a superior home located in one of Scarborough's most sought after locations of Weaponness Park. Now laid out as 4 separate properties but originally built as a Mansion residence for Sir Meredith Whittaker in 1908 and designed by the well-known local Architect Sir Edwin Cooper. This imposing and unique property is arranged over 3 floors, with three bedrooms, two with ensuite bathrooms, two reception rooms, office, breakfast kitchen, dining hallway and feature galleried landing.

The accommodation is immaculately presented throughout and briefly comprises of a spacious dining hallway with french-doors, generous lounge with french-door access to patio and with a feature log burning fireplace and leaded windows. The first floor offers a master bedroom with a generous en-suite bathroom. Bedroom two is of generous proportions and the house bathroom which is located on this floor along with a further double bedroom with a WC located on the lower floor. The property also benefits from gas heating via modern boiler.

Weaponness Park is a highly desirable residential location on the south side of Scarborough located just off Filey Road and has access to a wealth of local amenities, Scarborough College, South Cliff Golf course, Oliver's Mount, Ramshill Road and the Esplanade within walking distance.

Viewing really is must to appreciate the property on offer and is strictly by appointment. Please call today on 01723 352235 or email [www.cphproperty.co.uk](http://www.cphproperty.co.uk).



- Semi detached unique residence set over three floors
- Three Bedrooms
- Two Ensuite's and house bathroom
- Two reception Rooms
- Extensive Landscaped gardens
- Garage

ACCOMMODATION:

GROUND FLOOR

Dining Hall  
14'9" max x 12'9" max

Kitchen  
14'5" x 13'1" max

Balcony

Lounge  
28'2" max x 19'8" max  
With stairs down to:

Bedroom Three  
16'0" max x 13'5"

WC

Office  
6'10" x 3'7"

FIRST FLOOR

Landing  
21'11" x 2'11"

Bedroom One  
17'4" max x 15'1" max

En-suite to Bedroom One  
6'2" x 5'6"

Bedroom Two  
16'0" x 11'1" max

Bathroom  
11'1" x 7'10"

OTHER:

Garage  
15'1" x 9'6"

Tenure/Maintenance  
We have been informed by the vendor that the property is Freehold and maintenance is split 4 ways (in house). This is paid annually at a cost of £549.00 . We have also been informed that there is restrictions on holiday lettings. COUNCIL TAX - BAND F

Details Prepared  
GV 02/11/23



Originally built as a Mansion residence for Sir Meredith Whittaker in 1908 and designed by the well-known local Architect Sir Edwin Cooper. This imposing and unique property is arranged over 3 floors, set on a generous plot



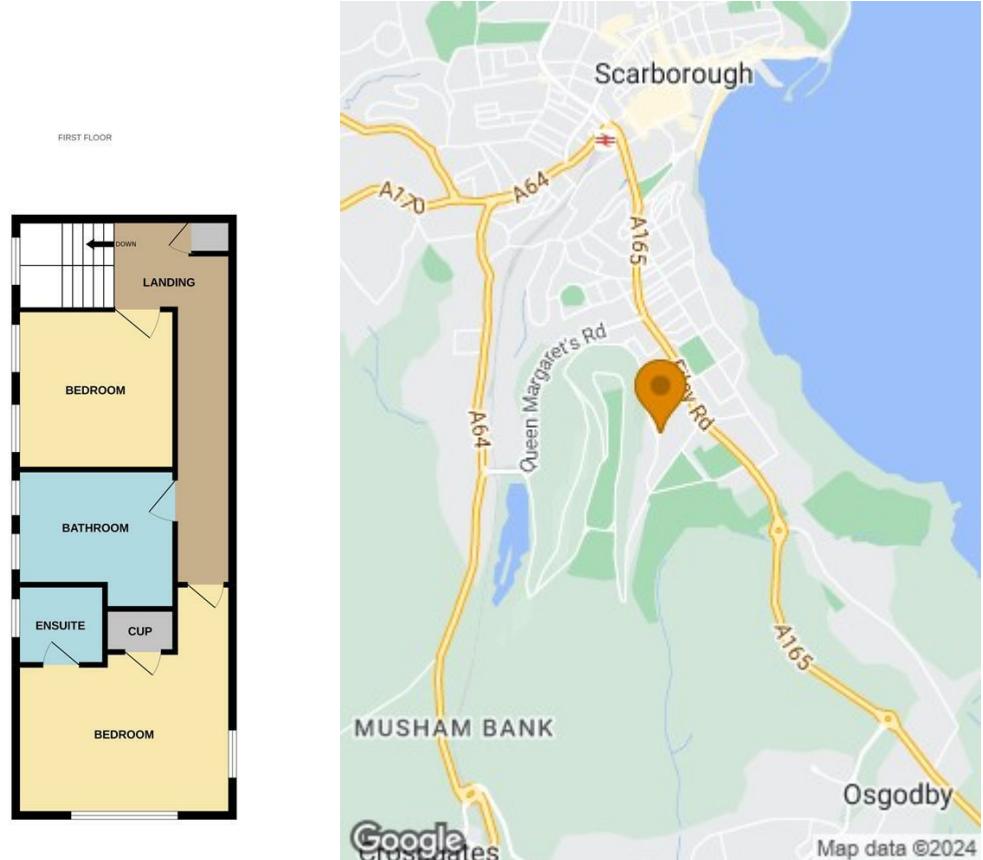






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		EU Directive 2002/91/EC



**Interested? Get in touch today:**  
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132