



2 Jubilee Barn High Street, Burniston, Scarborough YO13  
Offers Over £400,000

CPH

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS





- Spacious Barn Conversion laid out over three floors
- Four Double Bedrooms, Ensuite to Master Bedroom
- Spacious Open Plan Layout with Modern Breakfast Kitchen
- Lawn Rear Garden and Double Garage
- Period Character in the Popular Village of Burniston

Jubilee Barn is a UNIQUE, FOUR BEDROOM, TWO BATHROOM CONTEMPORARY BARN CONVERSION, offering spacious and modern family living across three floors including a feature open plan kitchen/diner to lounge with log burner and door leading out into the garden (ideal for entertaining or family living). Outside the property benefits from off street parking, double garage/studio/office and private lawned rear garden.

The property is located within the desirable village of Burniston to the North of Scarborough with options to enjoy country walks alongside a range of amenities including a local shop, post office, two public houses/restaurants and a popular local primary school. The village is on a regular bus route into Scarborough/Whitby.

The accommodation itself briefly comprises from a generous, welcoming entrance hall with cloakroom/W/c and stairs leading to the first floor landing, double doors lead to a spacious open plan lounge which is again open to a generous kitchen/Diner, Belfast Style sink plus space and provision for range cooker with extractor hood over. To the first floor there is a master bedroom with en-suite bathroom with four piece suite including freestanding roll top, claw foot bath and separate step in shower. There are two further generous double bedrooms and a modern family bathroom. From the first floor landing stairs lead to the second floor where there is a further impressive double bedroom with skylight window with open aspect views.

Outside to the front of the property is a shared courtyard where No.2 benefits from three off street parking spaces as well as an impressive double garage which has been converted into a fantastic studio and office space while retaining a storage area.

Viewing is HIGHLY RECOMMENDED for this IMPRESSIVE, CHARACTERFUL home. To arrange a viewing please call our friendly team in the office on 01723 352235 or via the website on [www.cphproperty.co.uk](http://www.cphproperty.co.uk)







#### ACCOMMODATION

##### GROUND FLOOR

Entrance Hall  
18'1" x 7'7"

Cloakroom / W/C  
5'11" x 3'7"

Lounge  
20'8" x 16'9"

Kitchen/Diner  
14'9" x 11'10"

Utility Room  
11'2" x 5'11"

##### FIRST FLOOR

Landing

Master Bedroom  
17'5"(max) x 14'9"(max)

Master En-suite  
7'10" x 7'7"

Bedroom Two  
17'1" x 11'10"

Bedroom Three  
17'1" max x 8'6"

##### SECOND FLOOR

Bedroom Four  
20'8"(max) x 15'9"(max)

##### OTHER:

Double Garage  
17'9" x 15'5"

The double garage is located adjacent to the property within a separate block with two sets of double doors. The garage has been converted into a fantastic studio space with upper floor office whilst still retaining a storage area.

##### Outside

To the front of the property is a shared courtyard within which No. 2 benefits from three off street parking spaces as well as a double garage within a separate block. To the rear of the property is a private enclosed lawned garden with paved patio area, pagola and gated access to the bottom of the garden and fenced boundaries.

Details Prepared  
AB160425



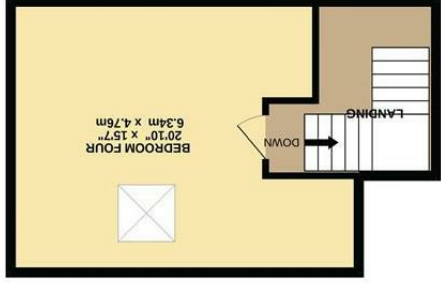
Interested? Get in touch:

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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



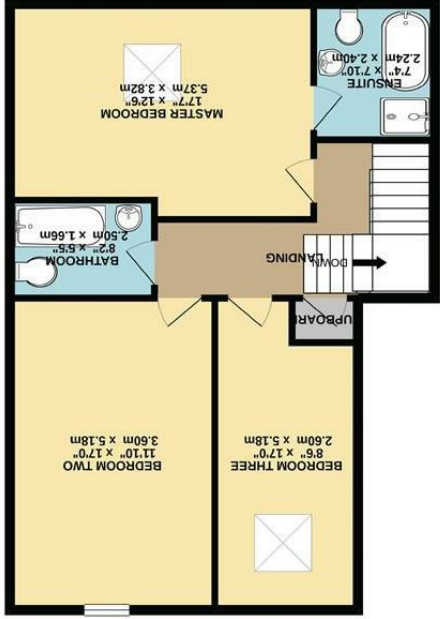
358 sq.ft. (33.3 sq.m.) approx.



848 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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777 sq.ft. (72.2 sq.m.) approx.

