



Moor View, Silpho, Scarborough YO13 0JP

Guide Price £550,000

Prestige
Collection
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Stunning Stone Built Detached Cottage,
Idyllic location with open aspect
countryside views.

+++This DECEPTIVELY SPACIOUS, EXTENDED, and WELL PRESENTED, STONE BUILT DETACHED COTTAGE occupies an enviable rural setting with fantastic open aspect countryside views. The property is set on a generous plot with well presented and well stocked gardens as well as a range of outbuildings including a timber barn, wood store and detached workshop/utility+++

The property has been well maintained, extended and much improved over the years and now briefly comprises of an entrance/inner hall with separate w/c and generous utility/boot room, generous lounge with log burner stove and open arch leading to the light and airy kitchen with South facing window and 'Velux' skylight window, generous formal dining room with dual aspect windows and double doors leading to a modern sun room extension to the rear of the property with South facing aspect overlooking the rear garden, from the lounge is a door to an inner hall with stairs leading to the first floor landing and a door leading to further ground floor room which could be used as a study/snug or possible bedroom. To the first floor are three bedrooms a house bathroom and further shower room.

'In our opinion' the property has been well maintained by the current vendors sympathetic to the age and character of the property having retained many period features throughout. The property benefits from oil fired central heating via an updated oil fired heating system and hot water tank and is double glazed throughout.

Moor View is located within the secluded Hamlet of Silpho approximately 6 miles out of Scarborough to the North West and offers excellent access to countryside walks and will therefore be of particular interest to those looking for a rural living and lifestyle yet is only a short drive into Scarborough or the nearby villages of Scalby, Burniston and Cloughton.

Internal viewing really is a must to fully appreciate the finish, space and setting on offer from this unique characterful home.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

With stable style entrance door, door to inner hall and to:

Separate w/c

4'11" x 4'11"

Inner Hall

With door to lounge and to:

Utility/Boot Room

10'5" x 7'6"

With window to the front, boiler and hot water tank. Single drainer sink.

Lounge

15'5" x 15'5"

With window to the front, log burner stove, door to entrance hall & dining room plus open plan to:

Kitchen/Diner

12'1" x 9'6"

Fitted with a matching range of wall and base units with work surfaces over, one and a half bowl sink, built in electric ovens and hob plus double glazed 'Velux' window to the rear.

Dining Room

17'0" x 9'10"

With double glazed windows to the side and rear, double doors to:

Sun Room

9'2" x 8'10"

With double glazed windows to the side and rear, double glazed door to the side and double glazed double doors leading out to the garden plus two double glazed 'Velux' windows to the ceiling.

Snug/Study/Bedroom

14'9" x 11'1"

With double glazed windows to the front and side plus log burner stove.

FIRST FLOOR

Landing

With double glazed skylight window to the rear, doors to:

Bedroom One

15'8" x 10'9"

With double glazed windows to the front and side with open aspect views and built in wardrobes.



Well presented lawned gardens with mature planted borders, greenhouse, pond and a range of outbuildings.

Bedroom Two

10'9" x 9'10"

With double glazed windows to the side and rear with pleasant views and built in wardrobes.

Bedroom Three

10'9" x 9'6"

With double glazed window to the front.

Bathroom

10'5" x 5'10"

Fitted with a matching three piece suite comprising panelled bath, low flush w/c and vanity wash hand basin, built in cupboard and double glazed window to the rear.

Shower Room

7'2" x 5'6"

Fitted with a modern white three piece suite comprising step in corner shower, low flush w/c and wash hand basin. Double glazed window to the front.

OUTSIDE

To the front/side and rear the property benefits from well presented lawned gardens with well stocked mature borders, the property also benefits from a planted area, pond and greenhouse to the top of the garden, there is also a decked patio/seating area. There is also a generous gravelled driveway and turning bay providing ample off street parking for several vehicles.

OUTBUILDINGS

The property benefits from a range of outbuildings including:

Wood Shed 4.7m x 3.5m And kennels attached 4.5m x 2.7m These have light and power with overhead storage.

Timber Barn/Garage 5.7m x 4.1m With light and power and window to the side.

Workshop/Utility 4.3m x 3.1m With light and power and window to the front.

Council Tax Band and EPC

Council Tax Band F

EPC Rating T.B.C

Details Prepared/Ref

PF/240523

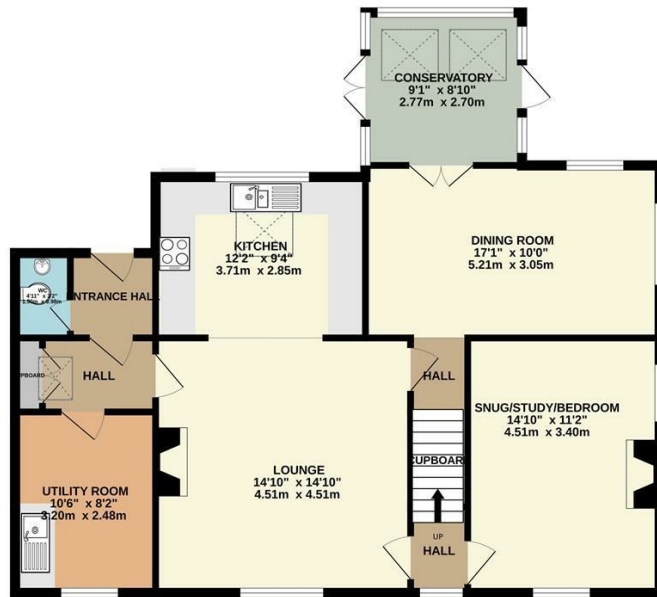


- CHARACTERFUL STONE BUILT DETACHED COTTAGE
- THREE BEDROOMS THREE RECEPTION ROOMS & SUN ROOM
- GENEROUS WELL PRESENTED LAWNED GARDENS AND OUTBUILDINGS
- SECLUDED COUNTRYSIDE SETTING WITH OPEN ASPECT VIEWS
- OIL FIRED CENTRAL HEATING & DOUBLE GLAZING

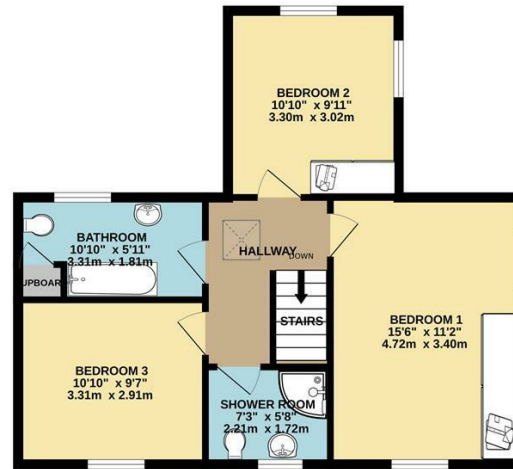




GROUND FLOOR
946 sq.ft. (87.8 sq.m.) approx.



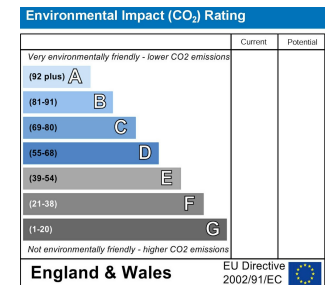
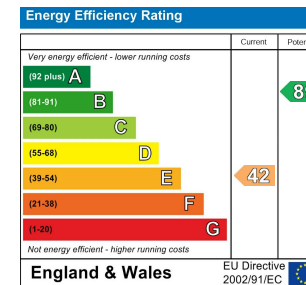
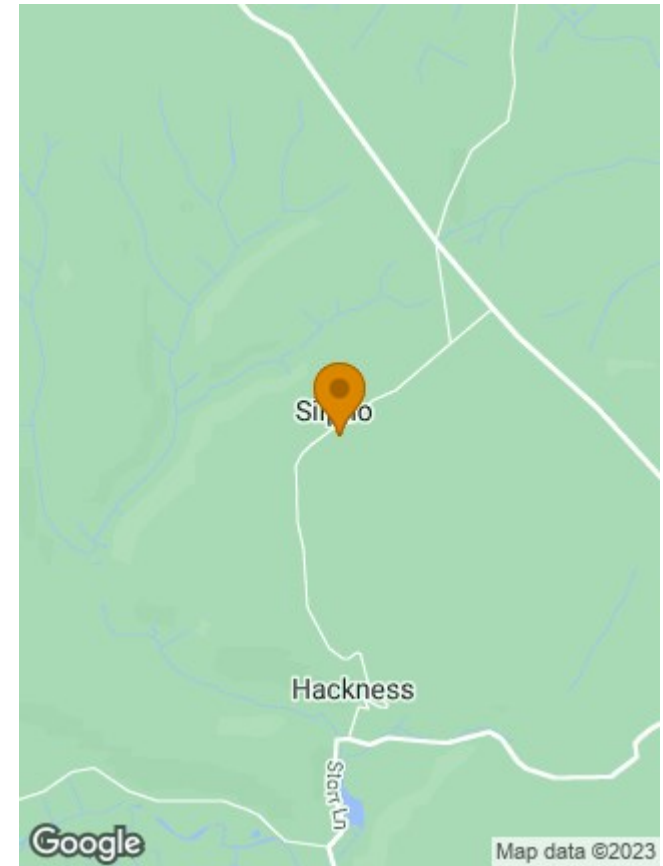
1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 sq.m.) approx.

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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