

NORTH YORK MOORS NATIONAL PARK HOLLIN, CUMBOOTS, NEAR SCALBY



A unique and spacious four bedroom detached bungalow with paddock, outbuildings and located in a superb setting with panoramic views.

The accommodation, which is in need of some updating comprises; entrance hall, large kitchen with separate pantry and utility area, dining room, sitting room with open fire and spectacular views, four bedrooms, bathroom and separate WC. Large loft-space offers scope for extending the living accommodation (subject to necessary planning).

Gardens to all sides, fantastic views, a range of useful outbuildings and garaging.

In all in approx 2.81 acres.1.14 hectares).

GUIDE PRICE £435,000

Hollin is a spacious architect designed detached bungalow with paddock and a range of outbuildings set in around 2.8 acres in a peaceful National Park setting. Hollin lies nestled in Cumboots Brow and is sheltered by the rising ground to the north. This south-facing property enjoys simply superb panoramic views towards Scarborough Castle and the heritage coastline and down the valley to Scalby Village and to the Yorkshire Wolds beyond.

Constructed in 1957 and designed by Edgar Allan the stone built accommodation, which is in need of some modernisation comprises; entrance hall, spacious and light kitchen, separate pantry and utility area, large dining room, sitting room with fantastic views, four bedrooms, two of which are doubles, bathroom and separate W.C. Hollin has an especially large loft space which could provide scope for extending the living accommodation (subject to necessary consents). Mature, easily maintained gardens surround the property and the grass paddock lies to the front. There is the added bonus of a range of outbuildings; shed, store, workshop and outhouse and a large lean-to garage. There is additional ample parking and turning. Central heating is oil-fired and there is no onward-chain.

Cumboots is a small, rural hamlet located between the villages of Scalby, Burniston and Suffield. Basic amenities including primary schooling are available in Burniston with a wider range in Scarborough (5 miles).



ACCOMMODATION COMPRISES

FRONT DOOR

Solid Oak Double Doors

VESTIBULE

1.40 m(4'7") x 0.80 m(2'7")

Quarry tile floor. Glazed door to;

ENTRANCE HALL

Radiator. Fitted coat cupboard. Thermostat. Telephone point. Loft Hatch. The loft is a substantial size and is part boarded for storage. There is scope for expansion into the loft, subject to all necessary planning consents.

KITCHEN/DINER

4.50 m(14'9") x 3.80 m(12'6")

Oil fired Aga. Range of matching base and wall units. Vinyl cushion flooring. Double drainer stainless steel sink unit with mixer tap. Window seating with storage chests under. Airing cupboard housing hot water cylinder and with slatted shelving. Inbuilt cupboard. Automatic washing machine point. Electric night storage heater. Door through to;



PANTRY

1.70 m(5'7") x 1.33 m(4'4")

Window. Tiled shelves.

OUTER LOBBY

2.50 m(8'2") x 1.40 m(4'7")

Space for fridge freezer. Door to outside

Coal House - 1.5mx1.2m

Store- 1.5mx1.2m

DINING ROOM

3.60 m(11'10") x 2.90 m(9'6")

Inbuilt cupboards. Serving hatch. Double sliding doors to;



SITTING ROOM

5.40 m(17'9") x 3.60 m(11'10")

Open fire with Lakeland Slate surround and hearth and stone over mantel. Coving. Television point. Fantastic far reaching views.

BEDROOM ONE

3.80 m(12'6") x 3.40 m(11'2")

Coving. Radiator. Inbuilt cupboards. Television point. Telephone point. Fantastic far reaching views.

BEDROOM TWO

3.60 m(11'10") x 3.50 m(11'6")

Inbuilt cupboards. Radiator. Coving.

BEDROOM THREE

3.00 m(9'10") x 2.70m(8'10")

Inbuilt cupboards. Radiator.

BEDROOM FOUR

3.00 m(9'10") x 2.60 m(8'6")

Radiator. Inbuilt cupboards.

BATHROOM

2.00 m(6'7") x 1.70 m(5'7")

Heated towel rail. Tiled to three walls. Matching suite comprising; bath and pedestal wash hand basin. Feature glazed glass brick wall.

SEPARATE W.C

1.70 m(5'7") x 0.80 m(2'7")

Low flush W.C.

OUTSIDE

FRONT GARDEN

The front garden is south facing and enjoys fantastic views both across to Scarborough Castle and down the valley towards Scalby and the Yorkshire Wolds beyond. Largely laid to lawn with a variety of mature shrubs and

trees. A timber summerhouse with verandah and electric power is ideally positioned to take in the lovely views. A sunken patio area lies to the side and a series of paved terraces leads up the side of the property. A small door on the eastern side gives access to the cellar where the Wallstar Oil central heating boiler is stored. It is a useful storage space with the benefit of electric light.



REAR GARDEN

A sheltered paved patio area stands to the side with a clematis covered wooden trellis over. Borders are well stocked with a variety of shrubs, conifers and two fine lilac trees offering colour and interest. There is ample parking and turning on the drive leading to the garage. The oil tank for the central heating is well screened and is conveniently located for filling on the roadside.

PADDOCK

Post and rail and wire fencing. Grass paddock approx 2.5 acres.



WORKSHOP

6.80 m(22'4") x 4.30 m(14'1")

Tooled stone to one side. Concrete floor. Electric light and power. Double timber doors to eastern gable end. Security light

LEAN TO

6.90 m(22'8") x 4.50 m(14'9")

Electric light. Earth floor.

SHED

14.10 m(46'3") x 4.90 m(16'1")

Electric light



accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed.



OUTHOUSE

3.70 m(12'2") x 2.90 m(9'6")

Timber and concrete construction. Located by the garage

LEAN TO GARAGE

Open fronted double garage. Ample parking and turning space to the front

GENERAL INFORMATION

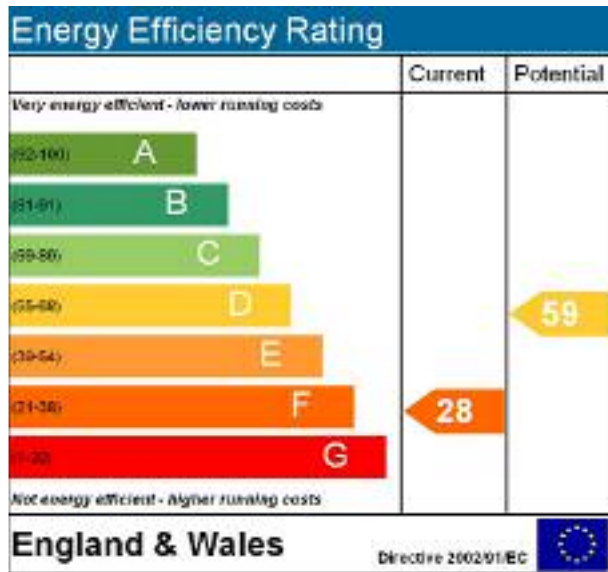
- Services: Mains water and electricity.
Private drainage to septic tank.
Oil-fired central heating.
- Council Tax: Band E (Scarborough Borough Council).
- Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
- Planning: North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP. Tel: 01439 770657.
- Viewing: Strictly by appointment with the Agent's Pickering office.

ADDITIONAL INFORMATION

These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their

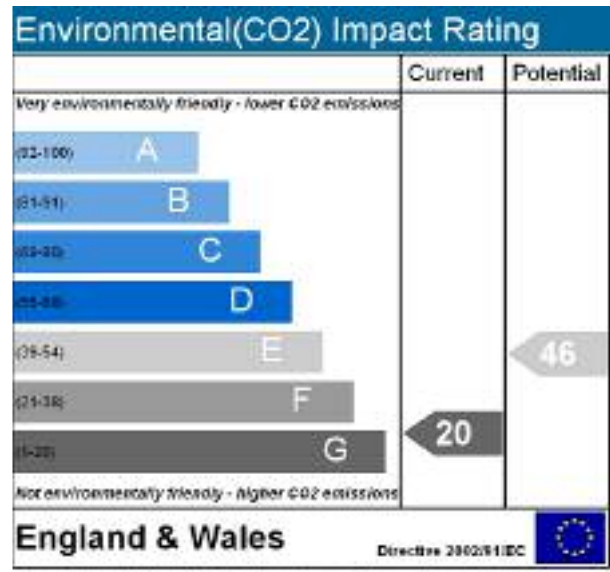


ENERGY EFFICIENCY GRAPH



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

ENVIRONMENTAL IMPACT GRAPH



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.





C025 Printed by Ravensworth 01670 713330