ANDREW COWEN

Sea Fever, 39 St. Marys Walk, Scarborough, YO11 1RN

Asking Price £295,000

- *Four-bedroom property in The Old Town*
- *Modern fitted kitchen*
- *Three bathrooms*
- *Spacious three-storey successful holiday let*
- *Private balcony with coastal views*
- *Stunning views from Scarborough to Flamborough Head*
- *Stylish open-plan living space*
- *Two generous living areas*
- *Equidistant between North & South Bay close to tourist attractions*

1 Harcourt Place, Scarborough, North Yorkshire, YO11 2EP
01723 377707

info@andrewcowen.com
www.andrewcowen.com

39 St. Marys Walk, Scarborough YO11 1RN

A substantial and beautifully presented four-bedroom property occupying an enviable position within Scarborough's historic Old Town, currently operating as a highly successful holiday let. This property was fully renovated in 2022. Arranged across three floors, the versatile accommodation features an impressive open-plan kitchen, dining and living space, three bathrooms, two reception areas and a private balcony, with stunning views across the harbour and coastline towards Flamborough. Ideally positioned close to Scarborough Castle, historic St Mary's Church and Anne Brontë's grave, the harbour and both North and South Bay beaches, this exceptional coastal property would make an impressive permanent residence, seaside retreat or investment opportunity.

4 3 2 D

Council Tax Band: B

Occupying a superb position within Scarborough's Old Town, this substantial and highly individual four-bedroom property offers beautifully presented and versatile accommodation arranged across three floors, extending to approximately 1,055 sq ft. Combining character, contemporary styling and a wonderful coastal setting, the property enjoys stunning views across the harbour towards the sea and as far as Flamborough Head and the surrounding Old Town from several rooms.

Currently operating as a very successful holiday let this property would also suit as a permanent residence. The property was fully renovated by the current owners in 2022 including extra insulation to standard, plaster boarding and improved fireproofing.

The heart of the property is the impressive open-plan kitchen, dining and living space, creating a sociable and light-filled setting for both everyday living and entertaining. The modern fitted kitchen features sleek cabinetry, integrated appliances and generous preparation space, flowing naturally into the dining and sitting areas. French doors open directly onto a delightful private balcony, providing an excellent outdoor seating area from which to enjoy the views.

Also positioned on the ground floor is a useful laundry room together with a bathroom, adding further practicality to the accommodation.

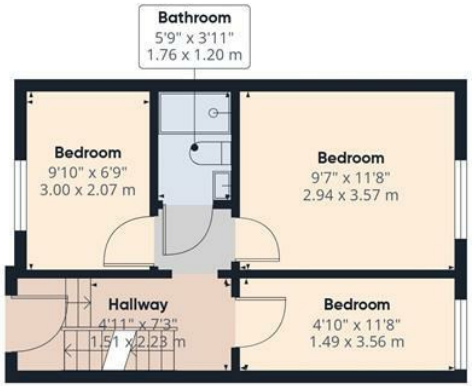
The first floor provides three bedrooms alongside a further bathroom, offering excellent flexibility for families, visiting guests or those requiring space to work from home. Continuing to the upper floor, the accommodation becomes particularly appealing, with a further bedroom, bathroom and a generous additional living room. Elevated above the surrounding rooftops, this inviting reception space enjoys far-reaching views and creates a superb retreat away from the main living accommodation.

With four bedrooms, three bathrooms, two separate living areas and outdoor space, the layout is exceptionally versatile and offers considerably more accommodation than the exterior might initially suggest.

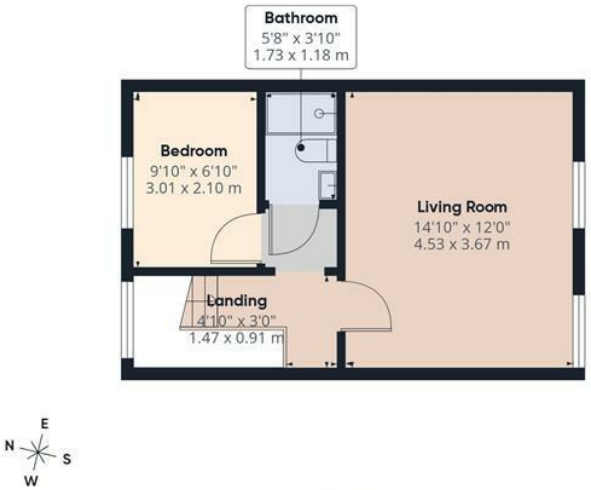
Location is another major attraction. Positioned within Scarborough's historic Old Town, the property is in close proximity to many of the town's most celebrated landmarks and attractions, including Scarborough Castle, the historic St Mary's Church and the grave of Anne Brontë. The harbour, South and North Bay beaches and the seafront are also within easy reach, together with a wealth of other attractions, making this a superb location from which to enjoy Scarborough's rich heritage and seaside lifestyle.

Early viewing is highly recommended to fully appreciate the space, versatility and location on offer.

Floor 0



Floor 1



Floor 2

ANDREW COWEN
SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

1055 ft²

97.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ANDREW
COWEN

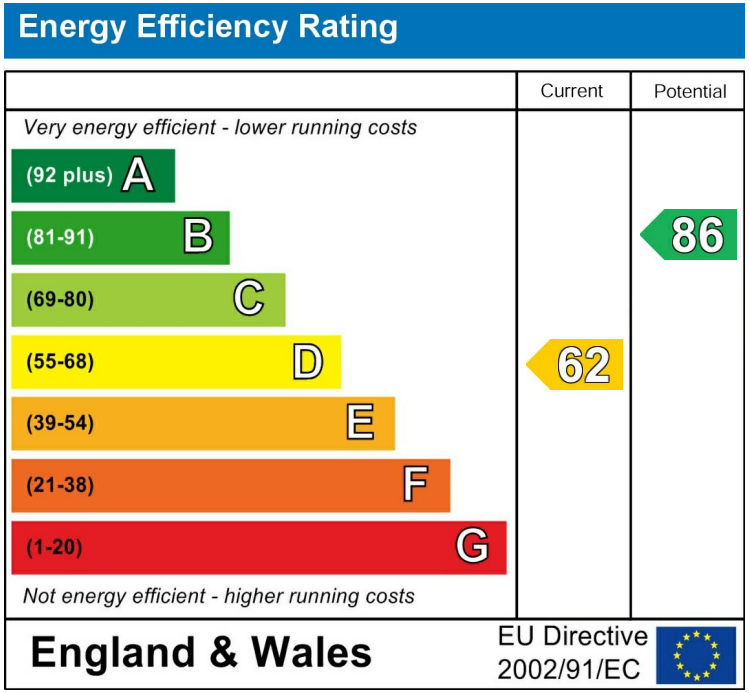
ANDREW
COWEN
RESIDENTIAL·RURAL·COMMERCIAL

ANDREW
COWEN
RESIDENTIAL·RURAL·COMMERCIAL

ANDREW
COWEN

ANDREW
COWEN
RESIDENTIAL·RURAL·COMMERCIAL

ANDREW
COWEN
RESIDENTIAL·RURAL·COMMERCIAL



Viewings

Call the office to make an appointment today!

01723 377707

SCAN ME

View our website here!

Looking to Sell?

Book a no obligation valuation today!

01723 377707

1 Harcourt Place, Scarborough, North Yorkshire, YO11 2EP
01723 377707

info@andrewcowen.com
www.andrewcowen.com