



## *Old Mill House Staintondale Road, Ravenscar, Scarborough, YO13 0ER*

*Guide Price £750,000*

- *Charming stone-built residence*
- *Established holiday let generating £15,000–£16,000*
- *Accommodation to suit a variety of needs*
- *Self-contained annexe*
- *Uninterrupted Sea Views*
- *Ideal for multi-generational living*
- *Highly versatile layout*
- *Generous internal accommodation*
- *Coastal and countryside outlooks*

## Old Mill House Staintondale Road, Scarborough YO13 0ER

A substantial detached coastal residence with a self-contained annexe, offering exceptional flexibility for private use, multi-generational living, or income potential. Enjoying an elevated position with panoramic sea views, the property can be configured as a spacious four-bedroom main residence alongside a separate three-bedroom annex, the annex is currently operated as a successful holiday let generating approximately £15,000–£16,000 per annum, there is clear scope to enhance the income stream or reconfigure to suit a variety of living arrangements.



Council Tax Band: F



Occupying an enviable elevated position with far-reaching panoramic sea views, this substantial detached residence presents a rare opportunity to acquire a versatile coastal home of considerable scale and flexibility. Set within generous grounds and situated adjacent to a historic former mill, the property combines character, privacy, and outstanding lifestyle appeal.

The principal dwelling offers well-proportioned and thoughtfully arranged accommodation throughout. Upon entry, a welcoming reception hall leads to a formal dining room, ideally suited for both everyday family use and entertaining. The main living room enjoys an abundance of natural light, enhanced by large picture windows which perfectly frame the impressive coastal outlook.

The kitchen is well-appointed with a comprehensive range of fitted units and work surfaces, complemented by a separate utility room providing additional storage and practicality. A useful workshop lies beyond, offering excellent scope for hobby use or further development, subject to the necessary consents. A ground floor WC completes the accommodation at this level.

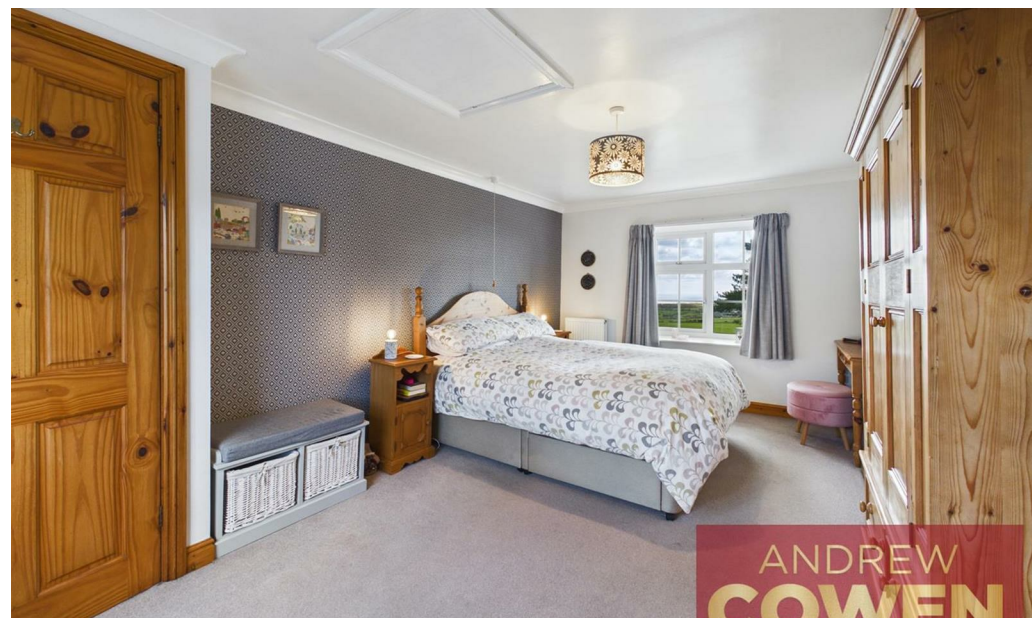
To the first floor, the property comprises four generously sized double bedrooms, all served by a well-appointed four-piece family bathroom. The bedrooms benefit from pleasant aspects, with several enjoying elevated views across the surrounding countryside and towards the sea.

A particular feature of the property is the self-contained annexe, which is accessed via its own private entrance. The annexe provides highly flexible accommodation, comprising a living room, open-plan kitchen/dining area, three bedrooms, and a wet room.

Currently operated as a successful holiday let, the annexe generates an income in the region of £15,000–£16,000 per annum, run at the owners' discretion, offering clear potential for increased revenue if desired. Alternatively, it provides ideal accommodation for multi-generational living or could be seamlessly incorporated into the main residence to create a substantial single dwelling.

Externally, the property continues to impress. To the front, a substantial lawned garden provides an attractive and open setting, while to the rear a gravelled courtyard offers a private and sheltered outdoor space, ideal for seating and entertaining.

The property benefits from off-road parking for multiple vehicles and is bordered by traditional stone walling, enhancing both privacy and character. The surrounding countryside and coastal backdrop further elevate the setting, making this a particularly special offering within the market.





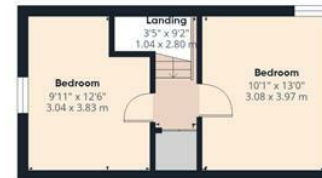
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

2557 ft<sup>2</sup>

237.8 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

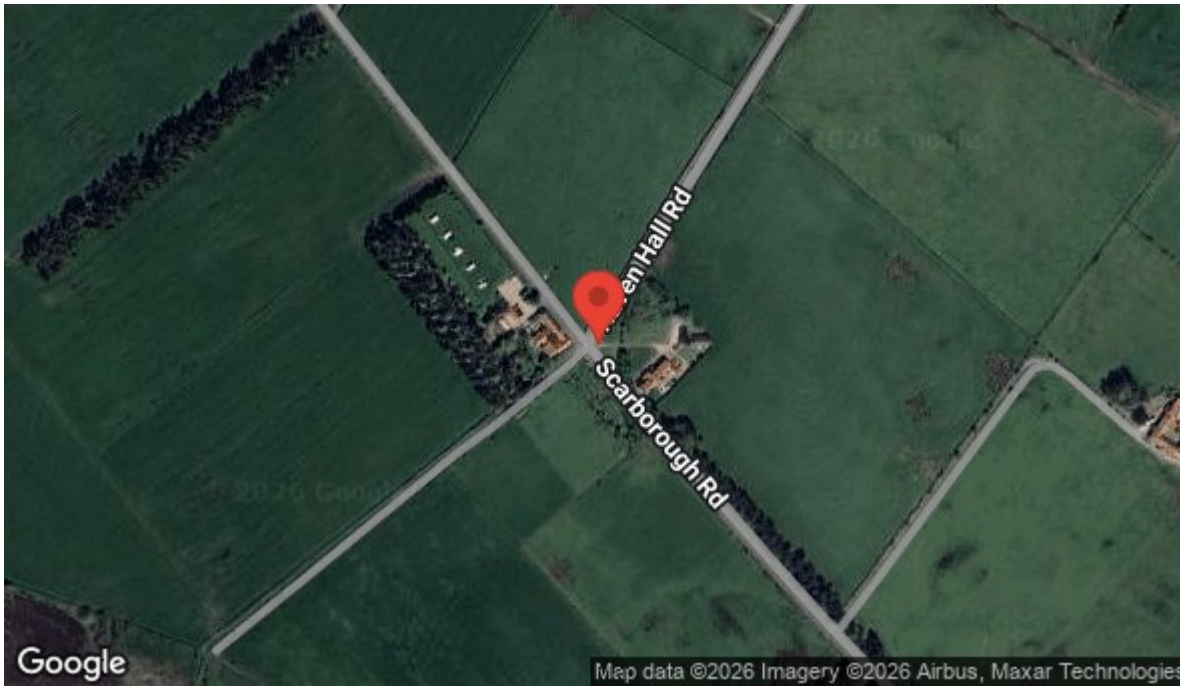
Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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