



## *2 Stoneways Middle Lane, Hutton Buscel, Scarborough, YO13 9LP*

*Guide Price £460,000*

- *Large open plan living room*
- *French patio doors*
- *Underfloor heating*
- *Desirable location*
- *Double glazed throughout*
- *House Bathroom*
- *Exceptional kitchen*
- *Large Master with En-suite*
- *Possible Garage conversion*

## 2 Stoneways Middle Lane, Scarborough YO13 9LP

Nestled in the picturesque village of Hutton Buscel, just a short drive from Scarborough, this beautiful four-bedroom detached home offers the perfect blend of countryside charm and modern convenience. Hutton Buscel is a highly sought-after village known for its peaceful setting, friendly community and stunning views across the surrounding North Yorkshire countryside. Despite its tranquil atmosphere, the village is ideally positioned for easy access to the nearby coastal towns of Scarborough and Filey, as well as the market town of Pickering and the North York Moors National Park. Excellent local amenities, reputable schools and scenic walking routes are all within easy reach, making this location perfect for families and professionals alike.



Council Tax Band: E



This stunning four-bedroom detached family home combines stylish modern living with comfort and quality throughout. Beautifully presented and thoughtfully designed, it offers generous living space, high-end finishes and a warm, welcoming feel from the moment you step inside. The inviting lounge creates a wonderful first impression, featuring oak internal doors, underfloor heating and stairs leading to the first floor. A separate snug and dining area provide flexible spaces for relaxing with family or entertaining friends, while the impressive cream gloss kitchen is fitted with a range of wall and base units and premium integrated Bosch appliances including an electric hob, double oven, dishwasher, fridge freezer and wine cooler. The tiled floors add a sleek finish, complemented by a useful utility room just off the kitchen and a convenient downstairs WC.

Upstairs, four well-proportioned bedrooms provide plenty of space for family living, with the elegant master bedroom enjoying its own en-suite bathroom. The stylish family bathroom serves the remaining bedrooms, and there is additional built-in storage on both floors for everyday convenience. The home benefits from UPVC double glazing, gas central heating (with the tank located in the front larger bedroom and boiler believed to be in the loft, to be confirmed by the vendors) and luxurious underfloor heating on the ground floor. Every internal door is solid oak, reinforcing the sense of quality and attention to detail throughout.

Outside, the property enjoys both front and rear gardens, with the rear garden benefitting from a desirable south-west aspect — perfect for relaxing or entertaining on sunny afternoons and evenings. The garage is fitted with electric and offers useful additional storage or workshop potential.



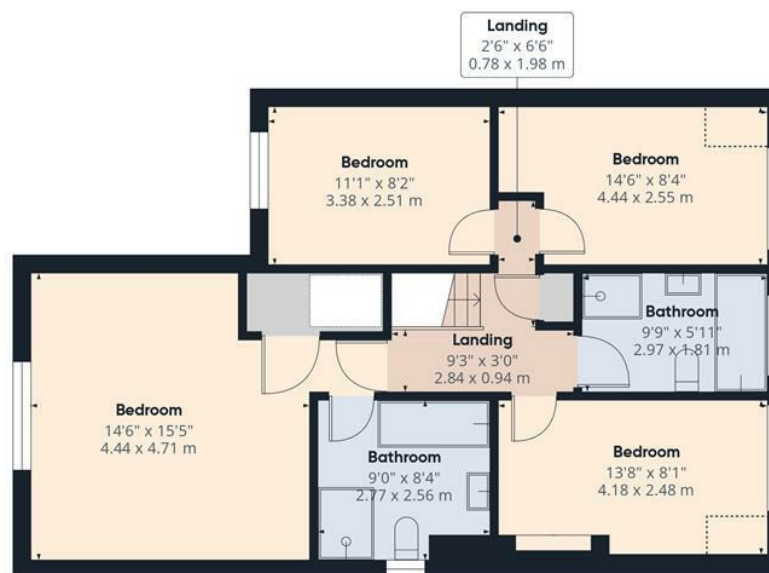
ANDREW  
GOWEN



ANDREW  
GOWEN



Floor 0



Floor 1



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

1653 ft<sup>2</sup>

153.4 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>

1.2 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 |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             | <b>87</b> |
| (69-80) <b>C</b>                            | <b>73</b>                                                                                                   |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

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an appointment today!

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