



Low Yonder Barn, 41C High Street, Burniston, Scarborough, YO13 0HH

Guide Price £475,000

- *High-quality finish throughout*
- *Feature lounge with exposed beams*
- *Double glazing*
- *Stunning 3/4 bedroom character barn conversion*
- *Flexible layout*
- *Generous block-paved off-street parking*
- *Spacious open-plan kitchen/diner*
- *Gas central heating*
- *Large workshop/garden store*

Low Yonder Barn, 41C High Street, Scarborough YO13

ONH

A truly stunning 3/4 bedroom barn conversion, occupying a secluded and private setting within the highly regarded village of Burniston, located to the north of Scarborough. Finished to an exceptional standard throughout, the property retains a wealth of original period features while benefiting from modern comforts, including off-street parking, lawned gardens, and a substantial workshop. Believed to be approximately 250 years old, since the barns original conversion it has been well maintained. The property is presented in excellent order throughout, featuring gas central heating, double glazing, and high-quality traditional-style kitchen and bath/shower rooms.



Council Tax Band: E

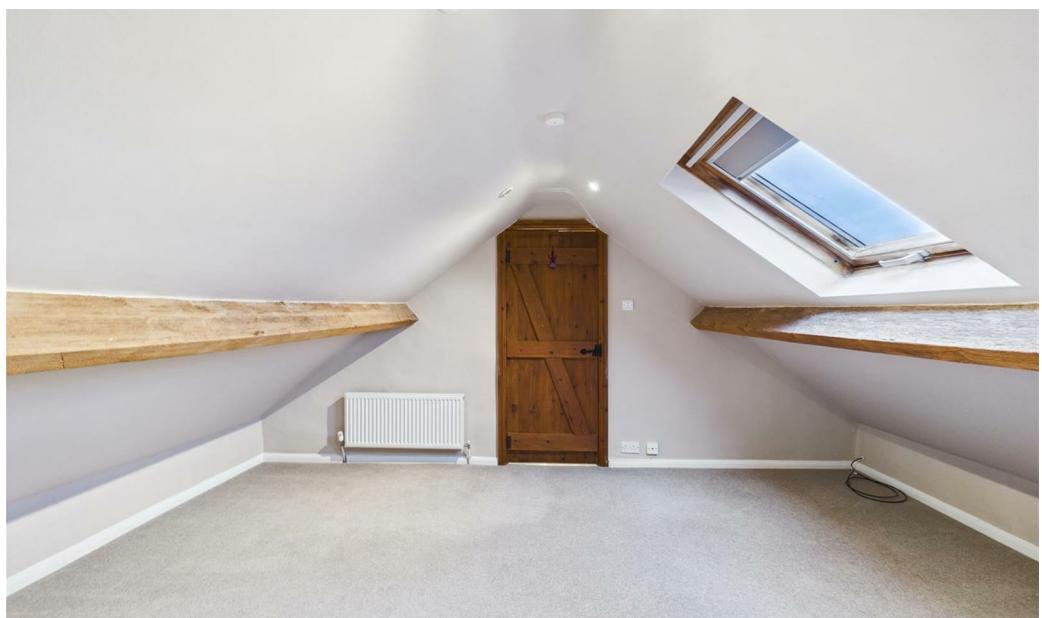


The property offers well-proportioned, versatile, and characterful accommodation arranged over two floors, thoughtfully designed to combine period charm with modern living. The ground floor features an inviting entrance hall leading to a generous open-plan breakfast kitchen/diner, ideal for both everyday living and entertaining, alongside a spacious feature lounge with high pitched ceilings, exposed beams, and a multi-fuel stove. Also on the ground floor is a bedroom, complemented by both a shower room and a stylish house bathroom, providing excellent flexibility for family living or guests.

To the first floor, the property benefits from two separate staircases leading to individual landings, enhancing the sense of space and character. There are two further double bedrooms along with a versatile fourth bedroom or study, all enjoying attractive features such as exposed beams, Velux windows, and views across the living spaces below.

Externally, the property enjoys a generous block-paved driveway providing ample off-street parking, well-maintained lawned gardens with planted borders, and a substantial timber workshop/garden store with mezzanine level, power, and lighting—ideal for storage, hobbies, or home working.

The property is located within the highly regarded village of Burniston, situated to the north of Scarborough. The village offers a strong sense of community along with local amenities including a village shop/post office, public houses and restaurants, and regular bus services to both Scarborough and Whitby. There is also excellent access to open countryside and the former Scarborough to Whitby railway line, providing superb walking routes and outdoor opportunities, making the location ideal for families, commuters, and those with pets.





**ANDREW
COWEN**
SALES - LETTINGS - MANAGEMENT

Approximate total area⁽¹⁾

1665 ft²
154.6 m²

Reduced headroom
251 ft²
23.3 m²



⁽¹⁾ Excluding balconies and terraces

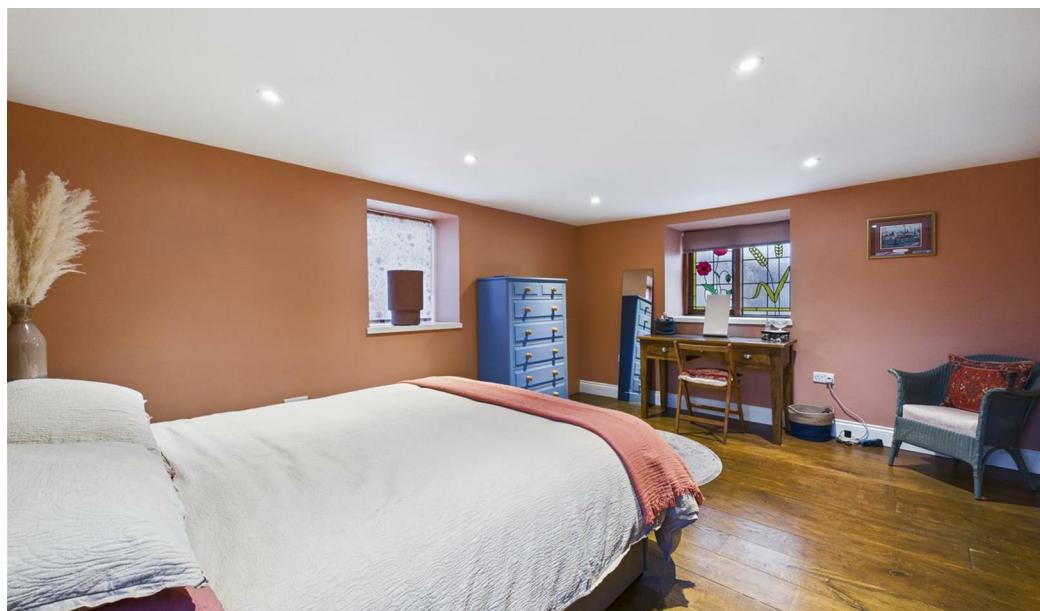
Reduced headroom
..... Below 5 ft/1.5 m

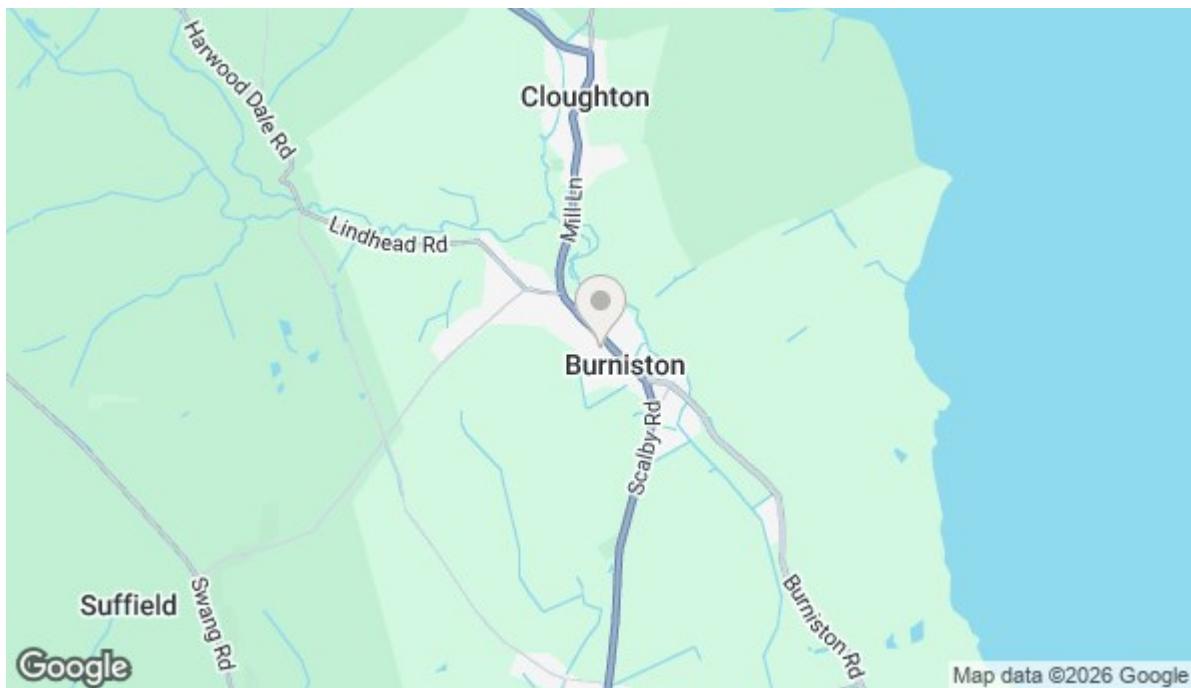
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1





Energy Efficiency Rating

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

Viewings

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