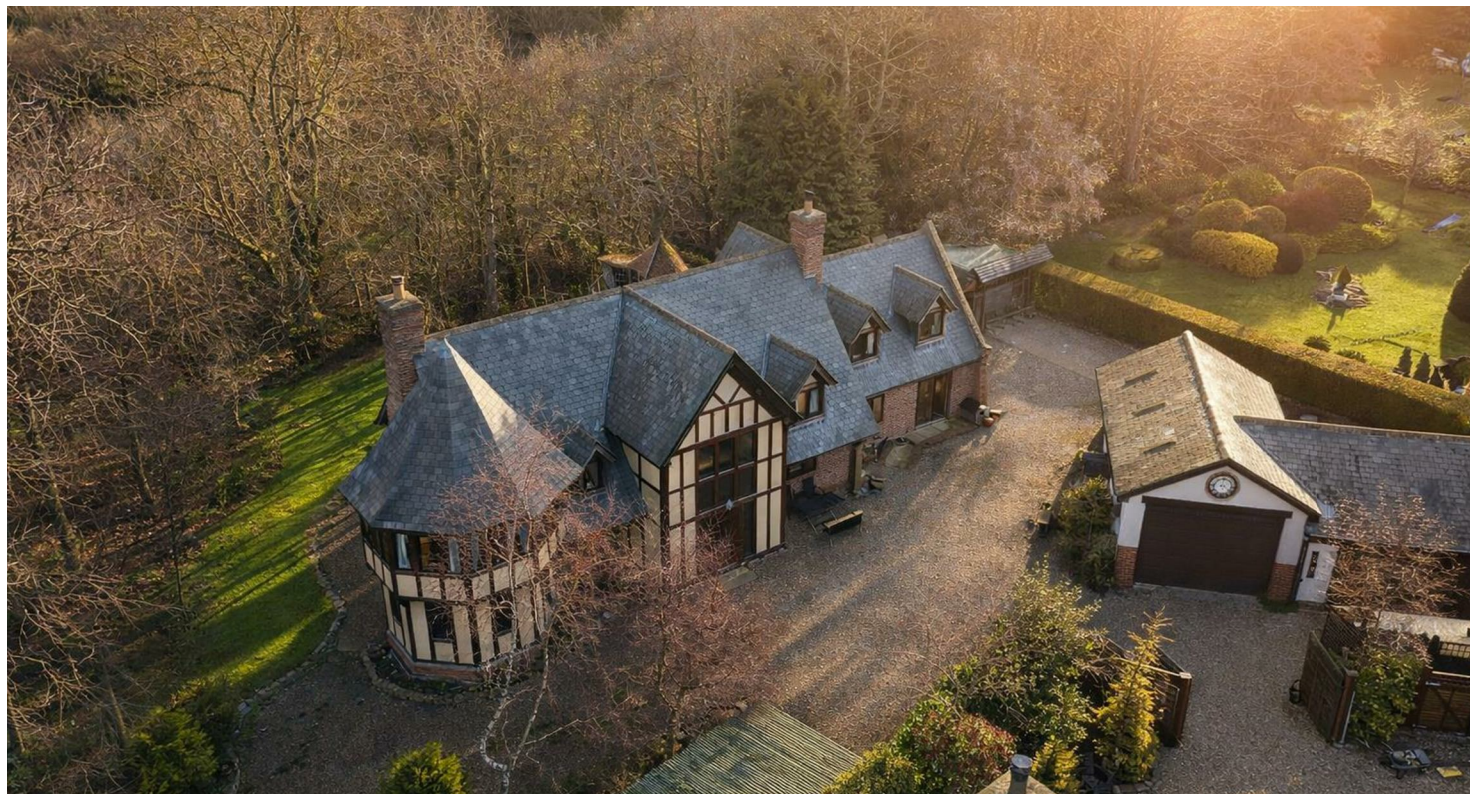




24A High Mill Drive, Scarborough, YO12 6RN

Guide Price £1,100,000

- *Private, secluded setting*
- *Impressive entrance hall*
- *Dedicated home office*
- *Over 4,000 sq ft of accommodation*
- *Multiple reception rooms*
- *Principal suite with en-suite*
- *Vaulted ceilings & exposed beams*
- *Spacious kitchen & utility*
- *Mature gardens & woodland setting*

24A High Mill Drive, Scarborough YO12 6RN

Set discreetly along a private drive and enveloped by mature woodland, the property is an exceptional and individually designed residence that effortlessly combines architectural beauty with refined living. Just moments from the North Bay, this remarkable home offers a rare balance of seclusion and accessibility. Crafted with meticulous attention to detail, the property showcases an abundance of character throughout, from its striking elevations to the rich warmth of exposed timbers and vaulted interiors.



Council Tax Band: F



This magnificent and bespoke residence is discreetly positioned along a private drive, offering an exceptional level of privacy whilst being just a short walk from the North Bay.

Individually designed and crafted to an exacting standard, the home presents an impressive blend of character, scale and architectural interest, set within beautifully established grounds with a woodland backdrop. The property showcases striking features throughout, including exposed timbers, vaulted ceilings and a wealth of versatile living space extending to over 4,000 sq ft. The property is timber framed.

The accommodation is both extensive and adaptable. A stunning vaulted entrance hall with landing provides a grand first impression, leading through to a beautifully appointed drawing room with an impressive fireplace. Further reception space includes a formal dining area, an additional lounge and a separate sitting room, ideal for modern family living and entertaining.

The kitchen is well-proportioned and full of character, complemented by a large rear hall, utility room, office and cloakroom, all thoughtfully arranged to enhance practicality without compromising on style.

To the first floor, the property offers four generous double bedrooms, each enjoying its own charm and outlook. The principal suite is particularly impressive, featuring a vaulted bedroom area and en-suite facilities. A spacious family bathroom serves the remaining bedrooms, all of which benefit from the home's distinctive architectural features.

Externally, the property continues to impress. The grounds are a true highlight, offering a mixture of lawned gardens, woodland walks and a variety of outbuildings including a summer house and potting shed. Two substantial garages provide excellent storage and versatility.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

4049 ft²

376 m²

Reduced headroom

234 ft²

21.7 m²

(1) Excluding balconies and terraces

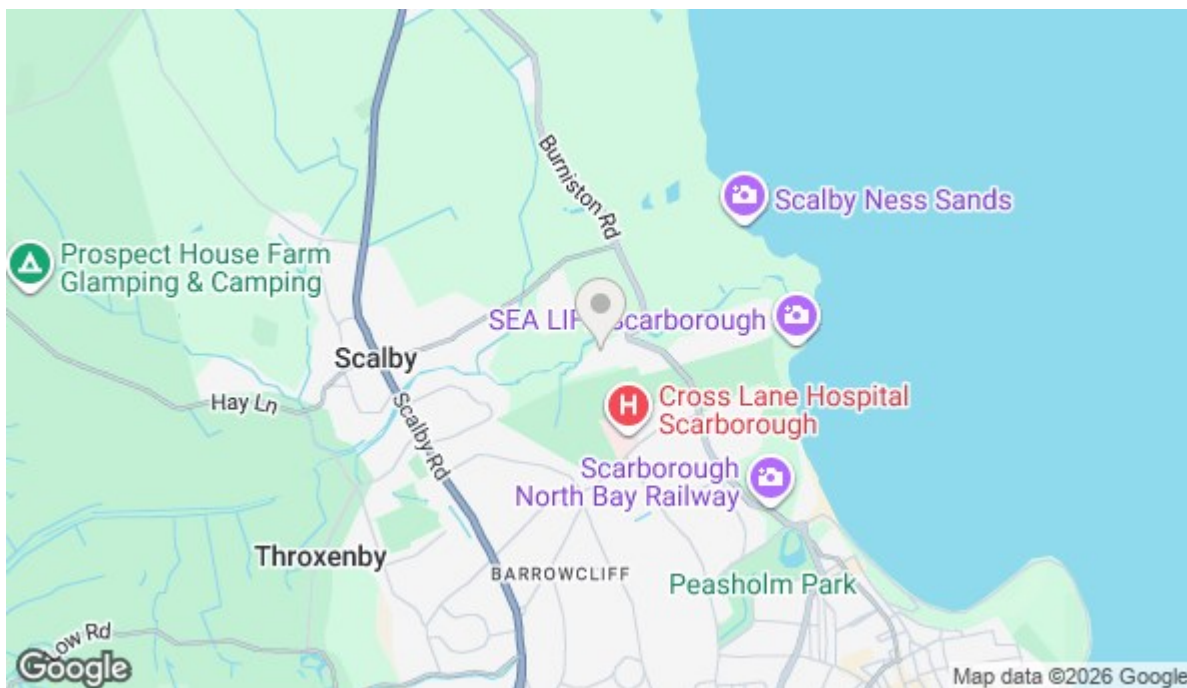
Reduced headroom

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





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 	

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