ANDREW COWEN

Rosary House, 27 Main Street, Irton, Scarborough, YO12 4RH

Guide Price £695,000

- *Private village location*
- *Distinguished Grade II listed Georgian farmhouse*
- *Three reception rooms,*
- *Set in 3.18 acres*
- *Ideal for equestrian or smallholding use*
- *Family Home*
- *Over 2,000 sq ft well-proportioned living space*
- *Four bedrooms*
- *Extensive Garden*

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Rosary House is a beautifully preserved Grade II listed Georgian farmhouse nestled within 3.18 acres of gardens and grazing land in the peaceful village of Irton. Offering timeless period charm and a versatile layout, the property includes three reception rooms, a classic farmhouse kitchen, and up to four bedrooms, all set within a cosy home. A selection of stone outbuildings, a double garage with workshop, and a barn provide further potential for equestrian, hobby farming, or lifestyle ventures. With far-reaching views towards the Wolds and just minutes from Scarborough and Seamer, this is a rare opportunity to enjoy country style living with convenience.

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Council Tax Band: Exempt

Rosary House is a refined Grade II listed Georgian farmhouse with grounds extending to 3.18 acres in the heart of Irton village, just four miles from the coast of Scarborough. This elegant stone-built property, dating to the early 17th century, has recently benefited from major external improvements including full repointing and a new roof (2024). It combines traditional period charm with the space and layout suitable for modern family living, offering over 2,000 sq ft of accommodation and scope for equestrian or lifestyle use.

Internally, the property is arranged around a central hallway and includes three generous reception rooms: a large triple-aspect sitting room with exposed stone and a woodburning stove, a snug with original built-in cupboards, and a formal dining room with beams and feature alcove. A classic farmhouse kitchen is fitted with timber cabinetry, an AGA, pantry and rear hall. Supporting spaces include a utility room, ground floor cloakroom, and shower room.

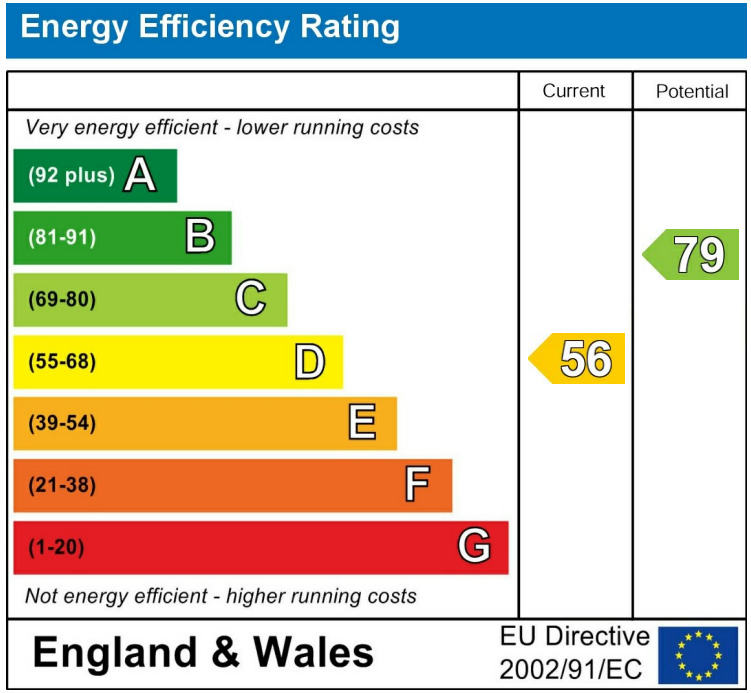
Upstairs are three spacious double bedrooms plus an additional room that functions as a dressing room or occasional fourth bedroom/nursery. A well-appointed family bathroom and storeroom complete the upper floor. Period features such as sliding sash windows with deep sills, original fireplaces, and fitted storage are found throughout.

Outside, the house is approached via a gated entrance onto a large gravelled driveway with extensive parking. The gardens are predominantly lawned, edged with mature trees including a formal avenue, and feature a covered outdoor seating area and summer house. Adjoining the house are several stone outbuildings with power, while a detached double garage and workshop provide further storage and functionality. The level, well-drained grazing paddock (approx. 2.5 acres) lies to the rear, fully stock fenced with water supply, and includes a large agricultural barn and field shelter.

Irton is a peaceful yet well-situated village just outside Seamer, which provides local amenities including shops, a school and pubs. Scarborough offers wider services, including a rail link to York and Leeds.
An exceptional opportunity to secure a spacious, historic rural home with land and flexible accommodation in a private but highly accessible setting.

Ground Floor
Approximate Floor Area
2,681 sq. ft.
(249.1 sq. m.)

First Floor
Approximate Floor Area
978 sq. ft.
(90.8 sq. m.)



Viewings

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01723 377707

SCAN ME

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Looking to Sell?

Book a no obligation valuation today!

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