



colin ellis

Hall Garth Lane, Scarborough, YO13 9JA

** A CHARMING CHARACTER COTTAGE WITH EXTENSIVE GARDENS & RIVER VIEWS **

Set within the picturesque village of West Ayton, just moments from the tranquil banks of the River Derwent, this exceptional three bedroom period cottage offers the perfect blend of rustic charm and contemporary comfort. Beautifully presented throughout and set on a substantial and uniquely shaped plot, the property provides generous outdoor space and tranquility, an increasingly rare combination in such a desirable village location.

From its traditional stone exterior and timber accents to its thoughtfully renovated interior spaces, this home is ideal for those seeking countryside living without compromising on style or convenience.

Guide Price £400,000



PROPERTY HIGHLIGHTS

- Two spacious reception rooms - Both featuring exposed beams, wood-burning stoves, and characterful window seats, perfect for cosy evenings.

- Impressive dual aspect kitchen diner - A bright, vaulted space with skylights, modern cabinetry, and views over the garden.

- Three beautifully appointed bedrooms - Thoughtfully designed to maximise space and natural light, complemented by a stylish first floor shower room.

- Extensive gardens & courtyard - The plot is truly a standout feature, offering a large patio dining area, gravelled pathways, raised beds and a generous lawned garden bordered by mature greenery.

- Stunning riverside setting - Located just steps from the River Derwent, with peaceful views and countryside walks on your doorstep.

- Off-street parking - Ample parking to the side of the property.

- Substantial plot (see aerial outline) - Offers excellent potential for further landscaping, hobby space, or simply enjoying the outdoors.

ACCOMMODATION

Ground Floor

- Two character-rich reception rooms with wood-burning stoves
- Large kitchen diner with vaulted ceiling and skylights
- Ground floor bathroom

First Floor

- Three bedrooms
- Modern shower room

LIVING ROOM

4.09 x 4.39 (13'5" x 14'4")

LIVING ROOM

3.19 x 4.45 (10'5" x 14'7")

KITCHEN

2.44 x 7.08 (8'0" x 23'2")

GROUND FLOOR BATHROOM

2.50 x 1.77 (8'2" x 5'9")

BEDROOM

4.11 x 2.69 (13'5" x 8'9")

BEDROOM

2.98 x 3.71 (9'9" x 12'2")

BEDROOM

3.17 x 1.73 (10'4" x 5'8")

BATHROOM

1.03 x 2.57 (3'4" x 8'5")

LOCATION

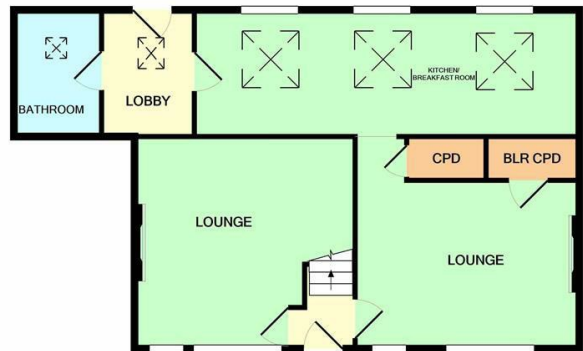
West Ayton is a highly sought-after village on the edge of the North York Moors, offering riverside walks, village amenities, and easy access to Scarborough, Pickering, and major transport links. It is a perfect setting for those seeking countryside tranquility with day-to-day convenience.

RARE OPPORTUNITY

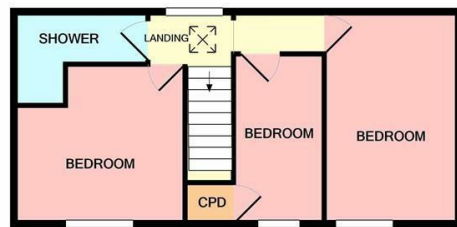
Properties of this calibre, combining period charm, modern interiors, and such a substantial plot are rarely available in West Ayton. Early viewing is highly recommended to appreciate the quality, space and setting on offer.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Hall Garth Lane - 18757897
Council Tax Band - D
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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