



colin ellis

Weaponness Park, Scarborough, YO11 2UB

A truly distinctive five bedroom detached residence, extending to approximately 3,887 sq ft of beautifully proportioned accommodation, set within mature landscaped gardens and enjoying a wonderfully private setting backing onto woodland.

This elegant home is characterised by its striking architectural design, featuring a series of graceful curved bays and uniquely shaped rooms that create light filled interiors and an immediate sense of character. Large windows frame views across the gardens and surrounding greenery, giving the property a calm and tranquil atmosphere throughout.

Combining scale, individuality and practicality, the property offers exceptional family living in a peaceful and picturesque setting.

Guide Price £850,000



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IMPRESSIVE GROUND FLOOR ACCOMMODATION

The home is entered through an impressive hallway leading to a reception hall, which forms a stunning central feature of the property. With its sweeping staircase, fireplace and generous proportions, the hall creates a wonderful sense of arrival and provides an elegant space for welcoming guests.

The principal living room is a beautifully proportioned space enhanced by a large curved bay window, flooding the room with natural light and offering attractive views over the gardens. The room's distinctive shape adds character and architectural interest while creating a relaxing and inviting environment. A formal dining room provides an ideal setting for entertaining, with elegant proportions and large windows creating a bright and welcoming atmosphere.

The kitchen forms the practical heart of the home, offering ample workspace and storage, complemented by a separate utility room, cloakroom/WC, and internal access to the integral garage.

FIRST FLOOR ACCOMMODATION

The first floor continues the theme of architectural character, with several bedrooms benefiting from beautiful curved bay windows that maximise natural light and provide lovely outlooks across the surrounding landscape. The principal bedroom suite is particularly impressive, enjoying a striking bay window seating area with elevated views, along with a dressing room and spacious en-suite bathroom, creating a luxurious private retreat. Four further well-proportioned bedrooms provide excellent flexibility for family living or guests. In addition, the property benefits from a dedicated home office, ideal for modern working arrangements and offering a quiet and practical workspace away from the main living areas. A modern family bathroom serves the remaining bedrooms. The bathrooms in the property benefit from underfloor heating.

GARDENS & GROUNDS

The property is surrounded by beautifully landscaped gardens, thoughtfully arranged to create a variety of outdoor spaces. A striking formal garden with sculpted box hedging forms an elegant focal point, while generous lawned areas and mature planting provide colour and interest throughout the seasons. Backing directly onto mature woodland, the grounds enjoy a high degree of privacy and a peaceful natural backdrop rarely found. To the front, a private driveway provides ample parking and access to the integral garage. Solar panels have been installed to the front roof elevation which are owned by the property and provide energy to two batteries.

HALLWAY

2.35 x 6.93 (7'8" x 22'8")

ENTRANCE HALL

5.47 x 4.06 (17'11" x 13'3")

LIVING ROOM

7.86 x 5.12 (25'9" x 16'9")

DINING ROOM

5.14 x 4.56 (16'10" x 14'11")

KITCHEN

4.02 x 6.02 (13'2" x 19'9")

UTILITY ROOM

3.95 x 4.64 (12'11" x 15'2")

BOOT ROOM

1.86 x 2.08 (6'1" x 6'9")

WC

0.89 x 2.06 (2'11" x 6'9")

GARAGE

5.41 x 6.13 (17'8" x 20'1")

BEDROOM

4.68 x 4.66 (15'4" x 15'3")

DRESSING ROOM

3.03 x 1.39 (9'11" x 4'6")

EN SUITE

2.47 x 3.24 (8'1" x 10'7")

BEDROOM

4.81 x 5.12 (15'9" x 16'9")





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Floor 1

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Floor 2



Approximate total area⁽¹⁾

3887 ft²
361 m²

Reduced headroom

2 ft²
0.2 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

Weaponness Park - 18653925

Council Tax Band - G

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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