



colin ellis

## Racecourse Road, Scarborough, YO13 9HT

Colin Ellis welcomes to the market BETTON HOUSE an IMPOSING FIVE BEDROOM PERIOD FARMHOUSE set on four acres of land and overlooking the Vale of Pickering. Dating back to the 1800's the farmhouse has been BEAUTIFULLY RENOVATED THROUGHOUT and is in EXCELLENT CONDITION. This stunning property boasts THREE RECEPTION ROOMS, an office with a private entrance, a SLEEK MODERN KITCHEN and a master suite with TWO EN SUITES and a DRESSING ROOM. The property also benefits from extensive outbuildings, stables, FOUR ACRES OF LAND and a LARGE SWEEPING DRIVEWAY.

Located in the well served village of East Ayton, Betton House is only a short distance from the seaside resort of Scarborough and has easy connections to York. Viewing is highly recommended to appreciate all that this beautiful property has to offer.

Guide Price £1,275,000





## CENTRAL HALLWAY

Tiled floor, two radiators, two ceiling lights, cornicing, under stairs storage cupboard and stairs to first floor.

## REAR HALLWAY

Cornicing and inset ceiling spotlights.

## LIVING ROOM

5.77 x 5.01 (18'11" x 16'5")

Cornicing, ceiling light, radiator, log burner with marble surround, composite double glazed sash bay window and built in bookcase.

## SITTING ROOM

4.51 x 4.50 (14'9" x 14'9")

Two composite double glazed sash windows, log burner with wooden surround, radiator, ceiling light and cornicing.

## DINING ROOM

5.79 x 5.0 (18'11" x 16'4")

Log burner with surround, cornicing, ceiling light, radiator and composite double glazed sash bay window.

## KITCHEN

4.57 x 4.68 (14'11" x 15'4")

Fitted kitchen with range of cupboards and drawers, integrated coffee machine, three integrated NEFF ovens, NEFF induction hob, wine cooler, dishwasher, double fridge, bi-folding door, cornicing, composite double glazed sash window, radiator and inset ceiling spotlights.

## UTILITY ROOM/BOOT ROOM

3.52 x 3.84 (11'6" x 12'7")

Two double glazed composite sash windows, rear access door, radiator, inset ceiling spotlights, cornicing, built in units with granite worktop, integrated freezer, integrated washing machine and sink.

## OFFICE

3.51 x 4.58 (11'6" x 15'0")

Two composite double glazed sash windows, external composite door, radiator, inset ceiling spotlight, cornicing and trap door.

## CLOAKROOM

Composite double glazed frosted sash window and radiator.

## DOWNSTAIRS SHOWER ROOM

2.32 x 1.49 (7'7" x 4'10")

Walk in shower, hand basin, WC, inset ceiling spotlights and extractor fan.

## PANTRY CUPBOARD

1.88 x 1.06 (6'2" x 3'5")

Composite double glazed frosted sash window, ceiling light and cornicing.

## FIRST FLOOR LANDING

Radiator, sky light, ceiling light, cornicing, loft access, airing cupboard housing wall mounted boiler and water tank.





## MASTER BEDROOM

5.08 x 4.49 (16'7" x 14'8")

Cornicing, inset ceiling spotlights, radiator and wooden double glazed sash windows.

## DRESSING ROOM

3.77 x 2.79 (12'4" x 9'1")

Composite double glazed frosted window, hanging space, radiator and ceiling light.

## EN SUITE ONE

3.32 x 2.61 (10'10" x 8'6")

Skylight, walk in shower, WC, hand basin with vanity unit, inset ceiling spotlights, extractor fan and heated towel rail/radiator.

## EN SUITE TWO

2.93 x 2.13 (9'7" x 6'11")

Composite double glazed frosted sash window, WC, hand basin with vanity unit, walk in shower, cast iron roll top bath, radiator and inset ceiling spotlights.

## BEDROOM TWO

4.48 x 4.86 (14'8" x 15'11")

Composite double glazed sash window, radiator, ceiling light and cornicing.

## BEDROOM THREE

4.87 x 4.49 (15'11" x 14'8")

Composite double glazed sash window, cornicing, ceiling light and radiator..

## BEDROOM FOUR

4.57 x 4.53 (14'11" x 14'10")

Two composite double glazed sash windows, cornicing, ceiling light, radiator and small storage cupboard.

## BEDROOM FIVE

3.01 x 3.62 (9'10" x 11'10")

Two composite double glazed sash windows, radiator, ceiling light and cornicing.

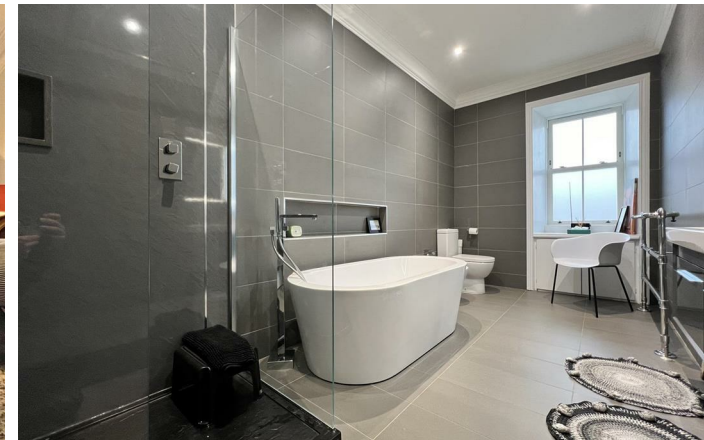
## BATHROOM

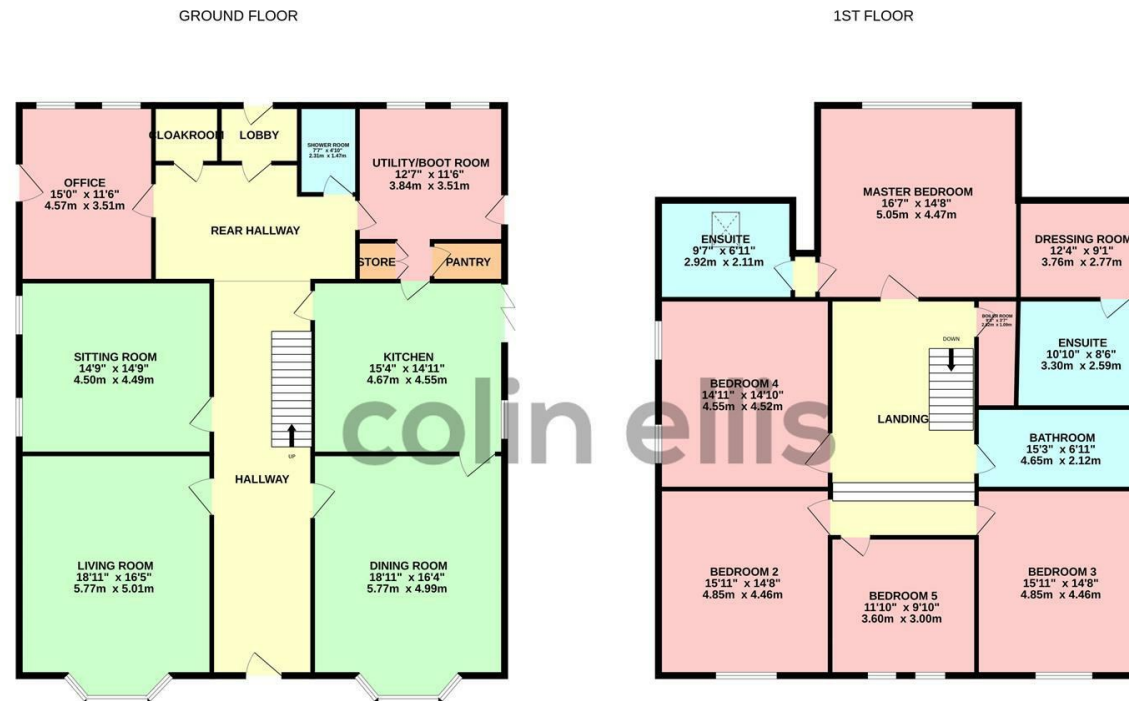
4.67 x 2.12 (15'3" x 6'11")

Composite double glazed frosted sash window, walk in shower, free standing bath, bidet, WC, double hand basin with vanity unit, cornicing, extractor fan, inset ceiling spotlights, heated towel rail/radiator, storage cupboard and underfloor heating.

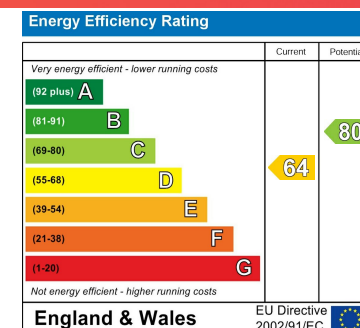
## OUTSIDE

The property boasts four acres of land of grass and lawn. Entering from Racecourse Road the property has a gated entrance with a sweeping gravel driveway leading to a large parking area. To the left side is a large stable/storage shed with power and lighting. To the right side are a collection of outbuildings supplied with power, water, drainage and gas heating. The outbuildings are currently utilised as a gym, pool room, kitchen/utility, workshop and storage. Outside of the bi folding doors in the kitchen is a large patio area with hot tub leading to the front raised lawn area looking over the Vale of Pickering.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Racecourse Road - 18662493**  
**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.



**Tel: 01723 363565**  
**E-mail: [info@colinellis.co.uk](mailto:info@colinellis.co.uk)**

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