



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



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")





