



colin ellis



Irton Lodge,

Scarborough, YO12 4RQ

Guide Price £495,000

Occupying an attractive position within the village of Irton, Irton Lodge is a beautifully presented three bedroom detached residence, offering an exceptional blend of traditional character, elegant interiors and versatile living accommodation.

3 2 2 EPC

PROPERTY DESCRIPTION

This impressive home has been thoughtfully appointed throughout, showcasing a wealth of charming features, including exposed brickwork fireplace, parquet flooring and stylish contemporary finishes. The generous accommodation includes a welcoming entrance hallway, a spacious living room with a feature fireplace, a versatile additional reception room and an inviting kitchen diner.

To the first floor, three well proportioned bedrooms are complemented by a beautifully appointed family bathroom, while the principal bedroom benefits from a dedicated dressing room with fitted furniture and a luxurious en suite.

Externally, the property enjoys mature planting and an extensive gravelled driveway and double garage with utility space at the rear, all contributing to the appeal of this distinctive village home.

ENTRANCE HALLWAY

Upon entering Irton Lodge, you are welcomed into an impressive hallway which immediately sets the tone for the character and quality found throughout this delightful home.

LIVING ROOM

6.47 x 3.91 (21'2" x 12'9")

The spacious living room is a charming and comfortable reception space. A striking exposed brick fireplace forms the focal point of the room, incorporating a substantial timber mantel and a traditional log burning stove, creating a wonderfully cosy atmosphere. The room benefits from attractive parquet flooring, generous natural light and ample space for a variety of seating arrangements.

RECEPTION ROOM

5.75 x 3.30 (18'10" x 10'9")

A particularly appealing feature of Irton Lodge is the additional reception room, offering a wonderfully versatile space. Beautifully presented and enjoying an abundance of natural light, the room benefits from an attractive range of fitted cupboards, providing excellent storage while maintaining a stylish and uncluttered appearance. Currently utilised as a home office, this impressive room could equally serve as an additional sitting room, family room, snug or hobby room.

KITCHEN / DINER

8.13 x 3.92 (26'8" x 12'10")

The impressive kitchen diner forms the heart of this wonderful home, offering a superb combination of traditional country style charm, practicality and generous space for family living and entertaining. The kitchen is beautifully appointed with an extensive range of cream shaker style wall and base units, complemented by attractive worktops, decorative tiled splashbacks. A central timber island provides additional preparation space and useful storage, creating a practical and sociable focal point. Recessed ceiling lighting and attractive tiled flooring complete this welcoming space.

Opening seamlessly into the delightful dining area, the room provides an inviting setting. Beautiful parquet flooring adds warmth and character along with French doors opening directly onto the outside, providing a wonderful connection between the interior and exterior spaces.

WC

1.01 x 1.30 (3'3" x 4'3")







BEDROOM
5.56 x 3.91 (18'2" x 12'9")
The principle bedroom is thoughtfully arranged to provide both comfort and practicality, this beautifully presented bedroom benefits from access to its own dedicated dressing room and private en suite bathroom.

DRESSING ROOM
2.84 x 2.69 (9'3" x 8'9")
Adjoining the principal bedroom is a superb dedicated dressing room, beautifully appointed with an extensive range of fitted furniture.

EN SUITE
2.72 x 3.26 (8'11" x 10'8")
The principal bedroom is further complemented by a stylish en suite bathroom. A contemporary freestanding bath creates an attractive focal point, while a separate shower enclosure offers additional convenience. Complementary tiling, modern fittings and carefully considered detailing complete this well-appointed space.

BEDROOM
3.59 x 3.93 (11'9" x 12'10")
The second bedroom is another generously proportioned room, offering comfortable accommodation suitable for family members or visiting guests.

BEDROOM
2.63 x 2.87 (8'7" x 9'4")
The third bedroom provides further versatile accommodation, ideal for a child's bedroom, guest bedroom or additional home office.

BATHROOM
2.94 x 3.86 (9'7" x 12'7")
The beautifully appointed family bathroom offers a wonderful combination of traditional elegance and contemporary comfort. A striking freestanding bath takes centre stage beneath the window, separate shower, attractive tiling, complementary fittings and a heated towel rail complete the bathroom.

OUTSIDE
The property is approached through an attractive entrance, framed by established greenery and traditional stone boundary walls. A substantial gravelled driveway provides generous off road parking for multiple vehicles, with the spacious approach enhancing the sense of privacy and individuality. The combination of mature landscaping, attractive grounds, double garage with utility space at the rear and ample parking creates an impressive setting for this distinctive detached home.

Irton Lodge is a truly appealing detached residence that effortlessly combines character, comfort and versatility. From the welcoming hallway, charming fireplace, to the beautifully appointed principal suite and established gardens, this is a home with much to admire. Offering generous living accommodation, flexible reception spaces and a delightful village setting, early viewing is highly recommended to fully appreciate the quality, character and lifestyle this wonderful property has to offer.



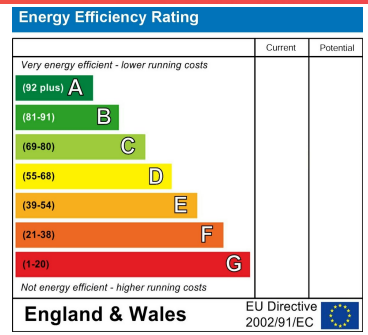







Ayton Road - 18863895
Council Tax Band - F
Tenure - Freehold

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