



Directions

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FINE & COUNTRY

**4 Bed
House - Detached
located in Scarborough**

FINE & COUNTRY

Hunters Lodge Main Street Scarborough

Asking Price £800,000

Freehold



Luxurious countryside living near Scarborough with a spacious 4-bed, 4-bath home, featuring an expansive kitchen and equestrian amenities on a serene 2-acre plot, just 4 miles from the coast.

Nestled in the heart of a tranquil village just a few miles from Scarborough, Hunters Lodge embodies the essence of luxurious countryside living. This stunning property, built in 2011, unfolds over a spacious 3,296 sq. ft., offering 4 bedrooms and 4 bathrooms meticulously designed for comfort and style. Each room exudes a unique charm, providing an ideal canvas for interior design aficionados to express their creativity.

The centerpiece of this exceptional home is its vibrant and expansive kitchen, designed to be the hub where families gather to create lasting memories over delicious meals. The living areas are generously proportioned, seamlessly blending modern elegance with functional comfort.

Outside, situated on a generous 2-acre plot, Hunters Lodge offers fenced paddocks, a 2-stable block, and additional storage barns, catering perfectly to equestrian enthusiasts or those seeking a serene rural lifestyle. The property's south-facing garden is a haven of tranquility, bathed in natural light and offering breathtaking views of the surrounding hills.

Beyond its idyllic setting, Hunters Lodge is ideally located only 4 miles from Scarborough's picturesque east coast, combining the best of countryside serenity with easy access to coastal attractions. Whether enjoying leisurely walks through the nearby countryside or exploring the vibrant coastal offerings, this property promises a truly unique and inviting place to call home.

- Part A:
- Property Type: Freehold
 - EPC Rating House: C

- Council Tax Band: G

Part B:

- Parking arrangements: Ample Parking

• Number & Type of Rooms:

- Bedrooms 4
- Bathrooms 3
- Total Toilets 4
- Reception Rooms 1

Part C: Additional Information

- Broadband: Ultrafast Full Fibre Broadband and Standard Broadband available
- Mobile Network: The seller has informed us that their mobile phone network is Vodafone, and they have no issues getting reception.
- Drainage: Mains drains serve the property.
- Access rights: Private property.

Upon receipt of any offer these steps will follow.

1. Any offer put forward will be qualified by Anita, our independent financial advisor who will give you a call to discuss how you will be funding this purchase.
2. We require proof of your finances for your purchase. This will be evidence of where your cash is held e.g. bank statement, proof of mortgage/mortgage in principal or if your finances are from a sale on a property, we will require details of your solicitor acting for you to confirm.
3. Once a sale is agreed you will then be required to provide

solicitor details. We can provide you with a competitive conveyancing quote.

4. Further documents required from you in person are: photo ID (passport or driving licence) and proof of current address dated within the last 3 months (utility bill, council tax or mortgage statement).
5. We will conduct an electronic anti-money laundering check on you as per the regulations we are to adhere set out by HMRC.
6. Once your mortgage has been formally offered, the property will be marked as Sold Subject to Contract.

