



Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



£1,300,000
1 SCALBY HAYES, BARMOOR LANE, SCALBY, SCARBOROUGH, YO13 0PG

- Stunning Detached Farmhouse
- Separate Cottage
- 8 Acres Of Land with Lake
- Barn With Mezzanine

A MAGNIFICENT COUNTRY RESIDENCE NESTLED DOWN A PRIVATE DRIVE OFFERING PRIVACY IN SUCH A STUNNING LOCATION. AN IMMACULATE FOUR BEDROOM FORMER FARMHOUSE, WHICH HAS BEEN UPGRADED AND PRESENTED TO AN EXCEPTIONAL STANDARD THROUGHOUT, A SEPARATE ONE BEDROOM COTTAGE, LARGE BARN WITH ANNEX OFFICE/DEN, LAKE FURTHER STORAGE AND SUMMER HOUSE ALL SET WITH APPROXIMATELY 8 ACRES, AND JUST TO MAKE IT BETTER THE SEA AND CASTLE VIEWS OVER OPEN COUNTRYSIDE ARE TRULY BEAUTIFUL.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

I Scalby Hayes, Barmoor Lane, Scalby, Scarborough, YO13 0PG



TOTAL FLOOR AREA : 2676 sq.ft. (248.6 sq.m.) approx.
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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Property Description

MAIN DESCRIPTION

This beautiful property would suit a variety of purchasers, whether it be equestrian pursuits or just to enjoy the property and land in a truly magnificent setting. The main residence is a luxurious four bedroom stone built house, with three large reception rooms, further open plan sun room, ground floor shower room, breakfast kitchen, utility room and an inviting entrance hall. On the first floor are four well appointed bedrooms, master with stunning en suite and dressing room, bedroom two also benefits from a modern en suite shower room, a further family shower room accessed from the landing. Beautifully kept gardens with various seating areas, including a paved and covered dining space, hot tub gazebo, stone built summer house overlooking the stocked lake, extensive parking, 60' x 30' barn with two workshops and mezzanine level with kitchen a perfect den or office. Woodland copse, large field with far reaching views over open countryside to the sea and castle. Added to all of this is a detached one bedroom cottage, again presented to a superb standard, ideal as a holiday let or for other family generations.



GROUND FLOOR

ENTRANCE HALL

UTILITY ROOM

12' 1" x 7' 6" (3.68m x 2.29m)

SHOWER ROOM

8' 6" x 5' 2" (2.59m x 1.57m)

LOUNGE

17' x 13' 1" (5.18m x 3.99m)

DINING ROOM

15' 1" x 12' 5" (4.6m x 3.78m)

KITCHEN

22' 11" x 8' 10" (6.99m x 2.69m)

SITTING ROOM

15' 5" x 15' 5" (4.7m x 4.7m)

SUN ROOM

25' 3" x 11' 1" (7.7m x 3.38m)

FIRST FLOOR

LANDING

MASTER BEDROOM

15' 8" x 15' 1" (4.78m x 4.6m)

DRESSING ROOM

ENSUITE

13' 9" x 8' 10" (4.19m x 2.69m)

BEDROOM

17' x 13' 1" (5.18m x 3.99m) max

ENSUITE

BEDROOM

12' 9" x 12' 5" (3.89m x 3.78m)

BEDROOM

12' 5" x 8' 10" (3.78m x 2.69m)

SHOWER ROOM

THE COTTAGE

LIVING/KITCHEN

BEDROOM

SHOWER ROOM

OUTSIDE

GARDENS

LAKE

SUMMER HOUSE

BARN

60' x 30' (18.29m x 9.14m)

FIELD