



£1,100,000

OAK TREE LODGE, 24A HIGH MILL DRIVE, SCARBOROUGH, YO12 6RN

- Large Timber Framed House
 - Secluded Location
 - Four Large Bedrooms
 - Generous Reception Space
- THIS MAGNIFICENT AND BESPOKE TIMBER FRAMED BUILDING SITS TUCKED AWAY DOWN A PRIVATE DRIVE YET ONLY A SHORT WALK FROM THE NORTH BAY. INDIVIDUALLY DESIGNED AND CREATED TO OFFER SIZE AND SPLENDOR ON A SECLUDED PLOT WITH WOODLAND SURROUNDINGS, DRAMATIC FEATURES, TWO LARGE GARAGES AND ENJOYABLE GROUNDS.



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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.

GROUND FLOOR

ENTRANCE HALL

DRAWING ROOM
21' 9" x 14' 3" (6.63m x 4.34m)

DINING ROOM
13' 6" x 15' 6" (4.11m x 4.72m) max

LOUNGE
14' x 14' 2" (4.27m x 4.32m)

SITTING ROOM
13' 7" x 14' 5" (4.14m x 4.39m)

KITCHEN
13' 7" x 12' (4.14m x 3.66m)

UTILITY ROOM
19' x 12' (5.79m x 3.66m) L shaped

OFFICE

REAR HALL

WC

FIRST FLOOR

MASTER BEDROOM
14' 9" x 14' 3" (4.5m x 4.34m) plus 13'6"x13'6" max

ENSUITE

BEDROOM
23' 6" x 23' (7.16m x 7.01m) L shaped max

BEDROOM
13' 5" x 12' 3" (4.09m x 3.73m)

BEDROOM
13' 5" x 9' 4" (4.09m x 2.84m)

BATHROOM
15' x 9' 4" (4.57m x 2.84m)

OUTSIDE

GARDENS

GARAGE 1
19' 3" x 18' 9" (5.87m x 5.72m)

GARAGE 2
26' 4" x 15' 2" (8.03m x 4.62m) 11'4" height

SUMMER HOUSE

POTTING SHED

GROUND FLOOR
1637 sq.ft. (152.1 sq.m.) approx.



1ST FLOOR
1671 sq.ft. (155.2 sq.m.) approx.



TOTAL FLOOR AREA: 3308 sq.ft. (307.3 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

Oak Tree Lodge when briefly described comprises, stunning vaulted entrance hall with galleried landing, drawing room with inglenook fireplace and stunning dining area, lounge and further sitting room, kitchen, large rear hall, utility room, office and cloakroom to the ground floor. On the first floor are four large bedrooms, master with ensuite and vaulted bed space, large family bathroom all with wonderful features. The property sits in beautiful grounds with woodland paths, lawn, summer house, potting shed and two very large garages, one which will house a boat or motor-home.

