



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



OFFERS IN EXCESS OF £750,000

THE PADDOCK, HOOD LANE, CLOUGHTON, SCARBOROUGH, YO13 0AT

- Detached House
- Paddock And Stables
- Sea And Rural Views
- Sought After Location

SITUATED ON THE HIGHLY DESIRABLE HOOD LANE IN THE BEAUTIFUL NORTH SIDE VILLAGE OF CLOUGHTON IS THIS STUNNING DETACHED PROPERTY. SET ON AN ELEVATED POSITION IN APPROXIMATELY ONE AND HALF ACRES OF GROUNDS WITH MAGNIFICENT COASTAL AND RURAL VIEWS A RANGE OF OUTBUILDINGS, INCLUDING STABLES AND GARAGING. THE PROPERTY ITSELF HAS A LOVELY FEEL TO IT WITH A BLEND OF MODERN AND TRADITIONAL FEATURES.



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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
1374 sq.ft. (127.6 sq.m.) approx.



1ST FLOOR
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 2178 sq.ft. (202.3 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

The property when briefly described comprises, entrance hall, dual aspect lounge with multi fuel stove, farmhouse dining kitchen, separate dining room or fourth bedroom, modern wet room, and utility to the ground floor. On the first floor is a jaw dropping landing with a stunning viewing lounge with armchair views across the countryside to the sea beyond. Master bedroom with ensuite further double bedroom with large dressing area and potential to further extend to create a new master suite, further bedroom and family bathroom. The property sits in approximately one and half acres of land with well private gardens, paddock, stabling, attached double garage and a further garage.



GROUND FLOOR

ENTRANCE HALL

LOUNGE
19' 8" x 14' 1" (5.99m x 4.29m)

FARMHOUSE KITCHEN
15' 1" x 13' 5" (4.6m x 4.09m)

DINING ROOM/BEDROOM
14' 1" x 9' 6" (4.29m x 2.9m)

WET ROOM
9' 6" x 8' 6" (2.9m x 2.59m)

UTILITY ROOM
9' 2" x 6' 6" (2.79m x 1.98m)

FIRST FLOOR

LANDING

VIEWING GALLERY
14' x 11' 10" (4.27m x 3.61m)

MASTER BEDROOM
14' 9" x 9' 10" (4.5m x 3m)
ENSUITE

BEDROOM
14' 9" x 9' 10" (4.5m x 3m)

DRESSING ROOM
12' 2" x 8' 6" (3.71m x 2.59m)

BEDROOM
11' 9" x 6' 10" (3.58m x 2.08m)

BATHROOM
8' 6" x 5' 4" (2.59m x 1.63m)

OUTSIDE

DOUBLE GARAGE

WC

STABLES

GARAGE

GARDENS

PADDOCK