

# TRATTLES HALL

Cloughton, Scarborough



## TRATTLES HALL

**Outstanding period country house in an elevated coastal position with glorious coast and moorland views, sitting in just under 1.5 acres.**

Scarborough 5 miles • Whitby 15 miles • Pickering 21 miles • York 42 miles

Entrance and staircase hall • 2 reception rooms • study • kitchen/ breakfast room • utility room • rear hall • cloakroom/wc

Principal bedroom suite with bathroom and separate wc • guest bedroom suite • bedroom 3 • house bathroom • 2 walk-in storerooms • attic storage

3-bay garage block • stores

Gardens and grounds

In all 1.46 acres

For Sale Freehold



ESTABLISHED 1992

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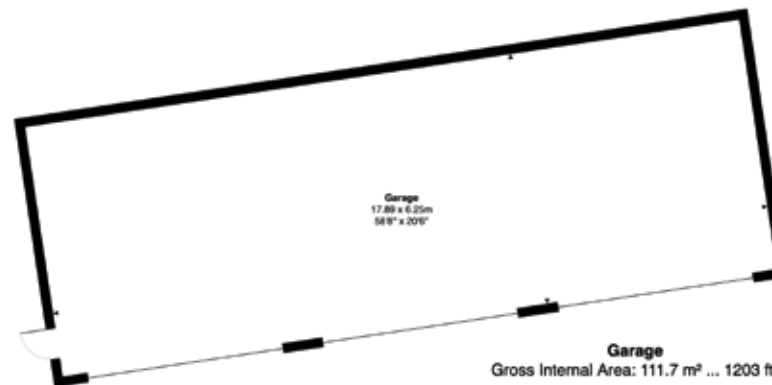
# Trattles Hall, Newlands Road, Cloughton, Scarborough YO13 0AR

## Approximate Gross Internal Floor Area

303.0 SQ M / 3262 SQ FT

(excluding garage, store, garden store)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



City

Country

Coast

Trattles Hall has had only three owners since its construction in 1893, when it is understood to have been built as a hunting lodge for the Stansfield family estate. Extended during the 1920s, the house now offers substantial and versatile accommodation arranged over two floors, ideally suited to contemporary family living. Generous light-filled rooms enjoy panoramic views across the landscaped gardens towards the surrounding hills and coastline.

The property also includes a substantial three-bay garage/workshop together with additional garden stores, all set within elevated and beautifully landscaped grounds.

Trattles Hall is offered to the market for the first time in 23 years.

- Detached period house in a coastal setting
- Dates from 1890s and not listed
- Accommodation of more than 3200 sq ft over 2 floors
- Generous room proportions with views framed by large windows
- South facing garden terrace with colourful borders
- Powered by green energy with natural solar gain
- Landscaped gardens and grounds of nearly 1.5 acres
- Substantial 3-bay garage block and additional secure outbuilding
- Stunning elevated position with coastal and moorland views



**Tenure:** Freehold

**EPC Rating:** D

**Council Tax Band:** G

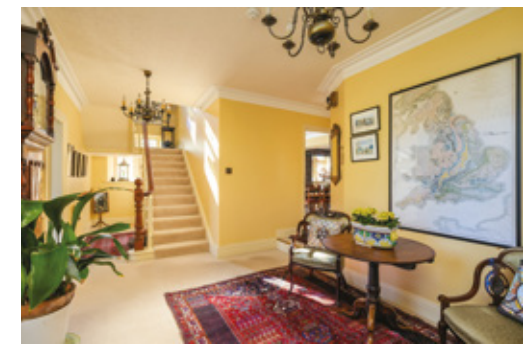
**Services & Systems:** Mains electricity, water. LPG central heating. 2 boilers – fitted 2022. Private drainage. Fibre optic broadband. 32 ground-mounted solar panels.

**Fixtures & Fittings:** All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs.

Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

**Local Authority:**  
North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)  
North York Moors National Park

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



The front elevation is dominated by an elegant Victorian gable with decorative stonework and a carved crest, evocative of the property's connection to the Stansfield estate. The current owners have comprehensively renovated and updated the property, installing traditional fireplaces and introducing stone mullion windows to the front elevation of the 1920s extension, creating a cohesive aesthetic with the original building.

The well-designed accommodation is arranged off a central hallway and first-floor landing and includes good storage and ancillary space with an understairs cupboard, cloaks area, large walk-in cupboards and loft storage.

Period and character features complement the elegant room proportions and include panelled doors and architraves, stained glass, handsome fireplaces, ornate mouldings faithfully

restored or replicated where necessary, deep skirting boards, and a turning staircase with a magnificent carved newel post and polished serpentine handrail rising to the first floor.

The kitchen/breakfast room is an outstanding family space with a large square bay and a series of tall windows drawing light from three aspects. Exceptionally bright and airy, it offers ample room for both dining and informal seating. The kitchen comprises an island unit with wine storage, granite worktops, range cooker with induction hob and a pantry cupboard. It is supported by a fitted utility room with sink.

The superb double-length dining room has a real-flame gas fire housed in marble fire surround and west facing windows giving views over a drystone wall, across green pastures to the hills. A separate study enjoys an outlook across the rear courtyard and garaging.



Forming part of the 1920s extension, the sitting room is beautifully proportioned and triple aspect, with a wide bay window enjoying views down the gardens. A wood-burning stove set within a marble fireplace provides a central focal point.

The reception hall is approached via the front door, showcasing the Stansfield coat of arms with Latin motto. A handsome turning staircase rises past a west-facing window to a generous central landing with walk-in linen cupboard and store.

The principal bedroom suite is privately positioned within the eastern wing of the house and enjoys light from three sides. The spacious bedroom, with south-facing bay window, is served by an adjoining bathroom with double walk-in shower, bidet and vanity unit with granite countertop and inset ceramic sink. There is also a separate wc.

Of the two further double bedrooms which are generously proportioned and double aspect, one has en suite facilities. Bedroom 2 is an exceptional room echoing the kitchen/ breakfast room below, distinguished by a square bay and tall windows providing far-reaching views. It is served by the luxurious house bathroom which includes a large vanity unit with granite countertop and wide ceramic sink, a freestanding bath with adjacent freestanding shower column, and enjoys magnificent west-facing views.



## Outside

Wrought-iron electric gates set within a drystone wall open onto a long, illuminated tarmac driveway that sweeps through the grounds to the parking area beside the house and garaging. The detached garage block - formerly the coach house - comprises three up-and-over doors and a large workshop area, and is fitted with power, water, lighting and an EV charging point. Adjacent is a secure detached outbuilding - formerly a stable - accessed via a garage door and ideal for garden machinery, with an adjoining storeroom with separate access. In front, a mature clipped leylandii hedge creates a sheltered and enclosed seating area.

The expansive south-facing terrace is beautifully landscaped, wrapping around the front of the house and bordered by raised stone beds richly planted with established perennials.

A magnificent copper beech sits alongside. The terrace provides a private setting for outdoor dining and relaxation, enjoying south-facing sun and open views across the gardens. A lower terrace, also lined with planted beds, leads to a secure garden gate within the high stone wall, offering separate roadside access.

At the rear, an enclosed and very private courtyard, sheltered by a 10 ft boundary wall, provides a further seating area enjoying afternoon and evening sun.

The immaculate sweeping lawns are interspersed with topiarised shrubs and mature broadleaf trees around the perimeter, providing shelter and framing the views. Solar panels are discreetly positioned towards the northern boundary, facing south. The grounds are enclosed by drystone walling.



## Environs

Trattles Hall lies in a stunning coastal region within the North York Moors National Park, between Scarborough and Whitby. To the west rises the skyline of the Moors, while to the east rolling countryside descends to the Heritage Coast. Nearby coastal paths include the Cleveland Way and the Cinder Track, a dual walking and cycling route running from Scarborough to Robin Hood's Bay.

The property sits on the edge of the village, on its favoured northern side. Cloughton is a Conservation village that retains much of its character, with vernacular stone buildings typical of the region, and is well served by two public houses and an historic church. Further amenities are available in nearby Scarborough, a thriving seaside town within easy reach. Independent schooling in the area includes Scarborough College, Fyling Hall and Ampleforth College.

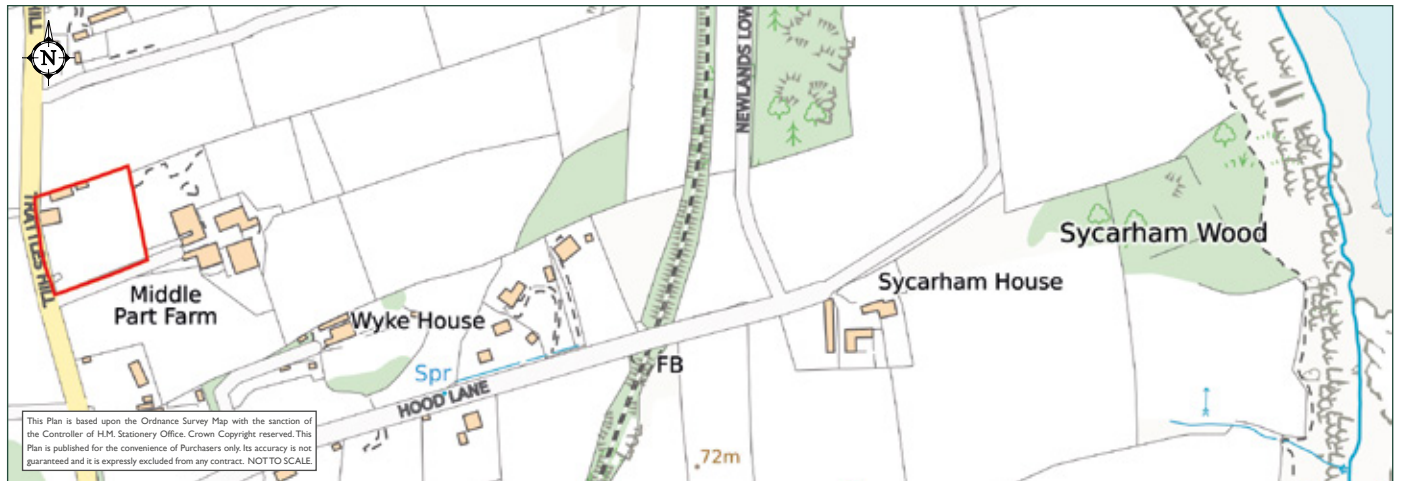
## Directions

Heading north from Cloughton on Newlands Road to Trattles Hill where the drive to the property can be found on the right hand side, beyond Hood Lane.

**What3words:** ///leaned.charts.hiking

## Viewing

Strictly by appointment.



**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** May 2026. Brochure by wordperfectprint.com

