



44 & 45 High Street | Snainton, Scarborough

BoultonCooper

BC
Est. 1801





44 & 45 High Street | Snainton, Scarborough

A unique opportunity to purchase a Grade II listed three bedroom house with attached 2 bed cottage giving the potential for generational living or an additional income, alternatively the properties could be combined to create a superb five bedroom house, subject to the necessary planning consents. Situated in the popular North Yorkshire village of Snainton. To the rear, there are extensive gardens, together with a range of substantial outbuildings, and paddock beyond extending in all to 0.78 acres or thereabouts. VIEWING ESSENTIAL.

- A three bedroom stone property with attached two bedroom cottage
- Potential for multi-generational living, or generating a holiday/rental income
- Opportunity to convert into an exceptional five bedroom family home
- A wide range of adjoining stores and outbuildings with scope for conversion, subject to the necessary consents
- Private drive with ample off-street parking
- Substantial lawned gardens and vegetable plots with paddock beyond
- Situated in the heart of the popular village of Snainton
- Conveniently located within 10 miles of Malton, Scarborough and Pickering with their extensive amenities and travel links

Guide Price £515,000

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Solicitors:
TBC



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NUMBER 44 - PRINCIPAL RESIDENCE

ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

Staircase to first floor, understairs cupboard, single radiator.

SITTING ROOM

4.34m x 3.56m (14'3" x 11'8")

Front aspect timber sliding sash window with secondary glazing, open fireplace on tiled hearth and surround, picture rail, double radiator.

SNUG

3.66m x 3.63m (12' x 11'11")

Side aspect uPVC double glazed window, steel wood burning stove on slate hearth, double radiator, timber beam ceiling, shelved alcove, rear aspect timber framed window.

CLOAKROOM

Side aspect uPVC double glazed window, cupboard with ceramic sink over, tiled floor. Door to:

SHOWER ROOM

Comprising corner shower cubicle with electric shower, low flush wc, tiled floor, shelving, side aspect uPVC double glazed window, single radiator.

KITCHEN

3.68m x 3.58m (12'1" x 11'9")

Side aspect uPVC double glazed window, side aspect timber framed window, range of fitted base and wall mounted units, stainless steel sink and drainer, cooker point with cooker hood, plumbing for washing machine, wall mounted Ideal boiler, part tiled walls, double radiator. Door to rear porch.

REAR PORCH

Door to rear, uPVC double glazed windows to the side and rear.

TO THE FIRST FLOOR

LANDING

Loft hatch with ladder, cupboard with shelving, single radiator, uPVC double glazed window to the rear.

BEDROOM 1

3.53m x 3.40m (11'7" x 11'2")

Front aspect timber sliding sash window with secondary glazing, built-in wardrobe, double radiator.

BEDROOM 2

3.68m x 3.66m (12'1" x 12')

Side aspect uPVC double glazed window, airing cupboard housing hot water tank with shelving, double radiator.

BEDROOM 3

2.95m x 2.46m (9'8" x 8'1")

Front aspect timber sliding sash window with secondary glazing, double radiator, storage cupboards behind and under fixed bed.

BATHROOM

Rear aspect uPVC double glazed window, skylight, three piece suite comprising panelled bath, wc and pedestal wash hand basin, single radiator, tiled floor.

NUMBER 45 - ADJOINING COTTAGE

ON THE GROUND FLOOR

ENTRANCE DOOR

Leading to:

SITTING ROOM

4.34m x 3.56m (14'3" x 11'8")

Rear aspect timber frame Yorkshire sliding window with secondary glazing, open fireplace with tiled hearth and surround, tiled floor, built-in cupboard and understairs cupboard, double radiator.

HALLWAY

Staircase to first floor, small cupboard with shelf.

KITCHEN

3.48m x 3.28m (11'5" x 10'9")

Side aspect timber frame window, front aspect Yorkshire sliding window with secondary glazing, stainless steel sink and drainer with cupboard under, double radiator, timber beam ceiling, door to outside rear.



TO THE FIRST FLOOR

LANDING

BEDROOM 1

3.56m x 3.33m (11'8" x 10'11")

Front aspect timber Yorkshire sliding window with secondary glazing, 2 no built-in cupboards, one housing the Gloworm boiler, double radiator.

BEDROOM 2

3.66m x 2.79m (12' x 9'2")

Front aspect timber Yorkshire sliding window with secondary glazing, feature fireplace, double radiator.

BATHROOM

Skylight, three piece suite comprising panelled bath with shower over and bi-fold glazed screen, wc and pedestal wash hand basin, part tiled walls, single radiator.

OUTSIDE

To the outside, there is a private driveway to the side of the property with ample off-street parking leading to lawned garden with orchard, vegetable plot and paddock beyond, extending in all to 0.78 acres or thereabouts.

ADJOINING STORES

3.94m x 2.59m plus (12'11" x 8'6" plus 15'9" x 13'9")

STORE

2.90m x 2.79m (9'6" x 9'2")

Dual aspect windows.

BARN

5.46m x 4.37m (17'11" x 14'4")

Open fronted.

OUTBUILDINGS

BARN

9.27m x 4.55m (30'5" x 14'11")

Stone and brick construction under a pantile roof, open fronted.

STORE

4.93m x 2.49m (16'2" x 8'2")

Stone construction under a pantile roof, timber door to front.

BARN

8.23m x 4.55m (27' x 14'11")

Stone construction under a pantile roof, double timber doors and single timber door to front, 3no. timber frame windows to the front.

STORES AND WC

4.09m x 4.01m plus 2.97m x 1.57m (13'5" x 13'2" plus 9'9" x 5'2")

Stone construction under a pantile roof, timber door to front, staircase to first floor section with 2 no skylights. Separate door to wc (disconnected) and store (9'9" x 5'2).

STORE

2.97m x 1.57m (9'9" x 5'2")

SERVICES

We understand that the property is connected to mains electricity, water and drainage; gas fired central heating. All the services have not been tested but we have assumed that they are in working order.

TENURE

We understand to be freehold with vacant possession upon completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

WHAT3WORDS

///seeing.splat.clusters

COUNCIL TAX BAND

We are informed that 44 High Street lies in Band D and 45 High Street lies in Band B. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

44 High Street is assessed in Band D and 45 High Street is assessed in Band E. The full EPCs can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Malton Office.

PLANS, AREAS AND MEASUREMENTS

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the title deeds.

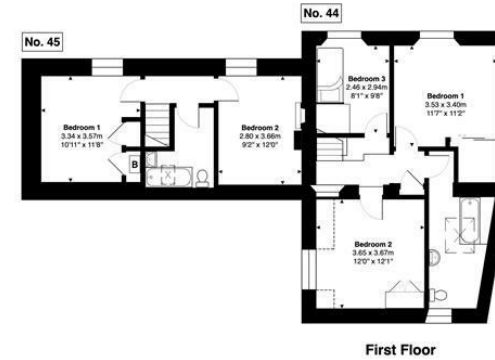
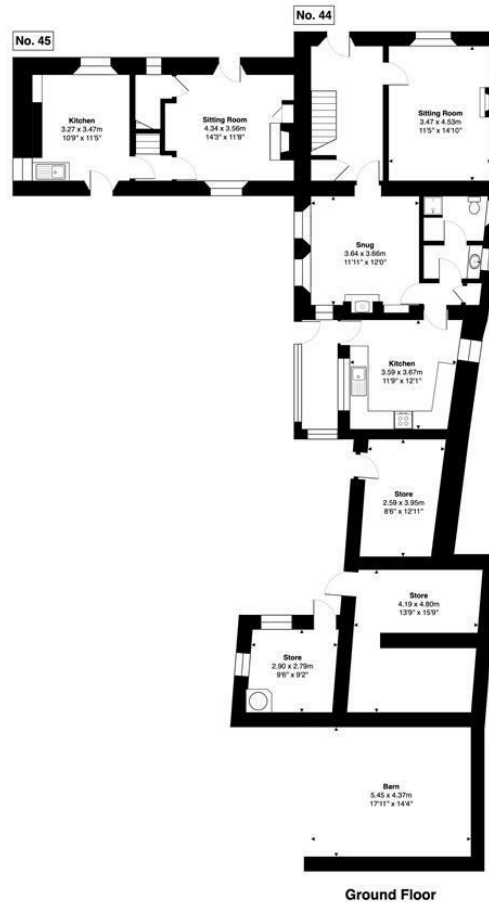
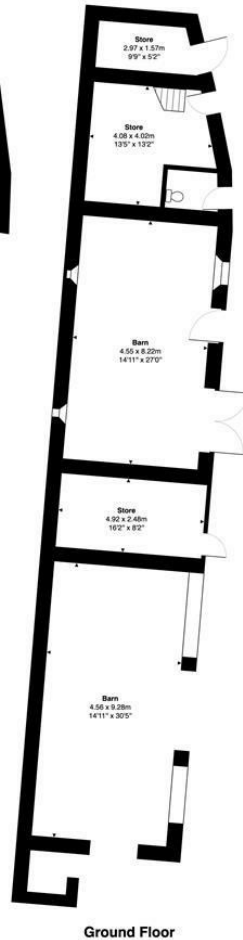
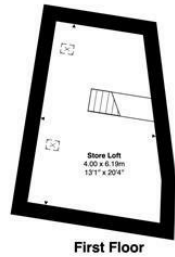




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



44 & 45 High Street, Snainton, YO13 9AE



Gross Internal Areas

No. 44:	126.6m ² ... 1,363ft ²
No. 45:	68.1m ² ... 732ft ²
Outbuildings:	217.5m ² ... 2,343ft ²
Total:	412.2m² ... 4,438ft²

All measurements are approximated for display purposes only and should be independently verified
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www.matthillier.co.uk

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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