



## Pointer Cottage | Broxa, Scarborough YO18 0BP

- ATTRACTIVE AND WELL PRESENTED DETACHED STONE BUILT HOUSE
- BEAUTIFUL GOOD SIZED GARDENS
- THREE FURTHER BEDROOMS
- GOOD SIZED DINING KITCHEN
- SITUATED WITHIN THE NATIONAL PARK
- MASTER BEDROOM WITH EN SUITE
- TWO RECEPTION ROOMS

An attractive and well presented detached stone built house with beautiful good sized gardens and integral garage situated in this highly sought after location in the National

Park being well set back from the lane with long driveway and five bar gate. The accommodation comprises reception hallway, large dining kitchen, spacious sitting room with feature fireplace and french doors opening onto the rear garden, separate dining room and utility room on the ground floor. On the first floor is a galleried landing, master bedroom with luxury en-suite bathroom, three further bedrooms and family bathroom. Externally there are lovely gardens to the front, side and rear.



**Guide Price £525,000**

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## CANOPIED OPEN PORCH

With quarry tiled floor leading to:



## RECEPTION HALLWAY

Stairs to first floor landing, wood panelling, doors to sitting room, dining room and kitchen.

## DINING ROOM

11'2" x 10'10" (3.40m x 3.30m)

With window to front elevation, central heating radiator and coving to ceiling.

## GOOD SIZED DINING KITCHEN

19'10" x 11'9" (6.05m x 3.58m)

Housing a range of units comprising 1.5 bowl drainer sink unit set within tiled work surfaces, numerous wall and base units incorporating drawer compartments with tiled splash-backs, fitted shelving unit, wine rack, built-in microwave, four ring hob, built-in oven, space for dishwasher, spot lighting, tiled flooring, coving to ceiling, exposed feature stone wall, radiator, double doors leading to attractive rear garden and door leading to garage.



## SITTING ROOM

23'7" x 16'7" max 12'8" min (7.19m x 5.05m max 3.86m min)

Feature Inglenook fireplace with multi-fuel stove set within stone pillars, exposed timber and quarry tiled hearth, window to front elevation, built-in cupboards, coving to ceiling, French doors to rear elevation overlooking the garden.

## UTILITY ROOM

10'5" x 7'5" (3.18m x 2.26m)

Accessed from the garage and door to outside. Comprising wall and base units, room for automatic washing machine, tiled flooring. Free standing boiler.

## GALLERIED LANDING

With window to front elevation.

## MASTER BEDROOM WITH EN-SUITE

14'3" x 12'7" (4.34m x 3.84m)

With windows to front and side elevation, fitted wardrobes, cupboards and drawer compartments, dado rail, central heating radiator. Door leading to En-suite bathroom:-



### EN-SUITE BATHROOM

9'7" x 8'1" (2.92m x 2.46m)

Fitted bath with tiled panelling, vanity unit with wash hand basin and cupboards below, low flush w.c., wall tiling, chrome heated towel rail, built-in cupboard and built-in airing cupboard, tiled flooring and window.

### BEDROOM TWO

14' x 10'8" (4.27m x 3.25m)

With window to front and side elevation, central heating radiator, large walk-in wardrobe.

### BEDROOM THREE

11'2" x 9'11" (3.40m x 3.02m)

With window to rear elevation, central heating radiator, coving to ceiling and dado rail.

### BEDROOM FOUR

11' x 9'6" (3.35m x 2.90m)

Window to front elevation and central heating radiator.

### BATHROOM

Comprising panelled bath, pedestal wash hand basin, low flush w.c., part wood panelling to walls, tiled splash-backs, window to rear elevation, spot lighting.

### OUTSIDE

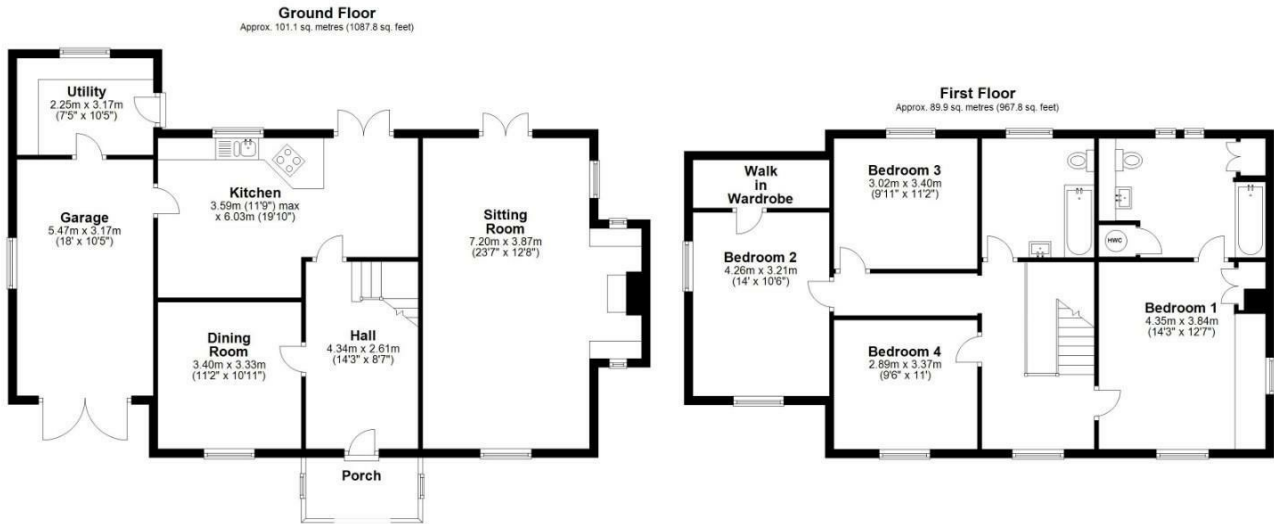
Gravelled driveway leads to fivebar gate leading to additional driveway with parking for several cars, attractive and well stocked flower/shrubbery borders, laid lawn to front, side and rear, side garden with flower/shrubbery borders, laid lawn, various other trees and shrubs, walled garden area, GREENHOUSE, POLYTUNNEL. The gardens are a particular feature of the property. GARAGE: 18' x 9'11" (5.49m x 3.02m) With double opening doors, fitted cupboards, light and power, door leading to utility room.

### SERVICES

Mains electricity, drainage and water. Septic tank drainage. Dual fired central heating being both oil and solid fuel.



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Total area: approx. 191.0 sq. metres (2055.6 sq. feet)  
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## VIEWING

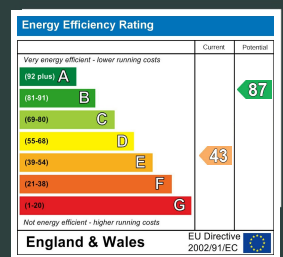
By appointment through the agents. Telephone 01751 472724

## COUNCIL TAX BAND

Band F

## ENERGY PERFORMANCE RATING

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