

# SUNBECK HOUSE

Scalby



## SUNBECK HOUSE

**Striking detached family house in a desirable National Park village renowned for its many amenities, convenient for Scarborough**

*Scarborough town centre 3 miles • Whitby 17 miles  
Malton 23 miles • York 40 miles*

Kitchen and dining/living room • utility room • separate wc  
• drawing room

Principal bedroom suite with dressing room and bathroom  
• bedroom 2 with dressing room and bathroom • 2 further  
double bedrooms with en suite bathrooms • storage loft

Drive • double garage • garden

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

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# Sunbeck House, Hackness Road, Scalby YO13 0QY

Approximate Gross Internal Floor Area  
322.7 SQ M / 3474 SQ FT (excluding double garage)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		87	91

City

Country

Coast

Sunbeck House is an exceptional bespoke new-build residence, impressive in both scale and design. Built in mellow brick with finely crafted architectural detailing, it reflects the character and grandeur of its distinguished 1920s neighbour. Designed for modern living and entertaining, the interior features an expansive open-plan family kitchen and living space that blends style with practicality.

Approached via a long private drive, the property includes a detached garage block and generous family-sized gardens. Set within a mature plot, Sunbeck House enjoys a tranquil outlook elevated above the beck and superbly positioned in this sought-after village.

- Detached family house with large garden
- Hugely energy efficient – EPC rating B
- Idyllic setting within a premium National Park village renowned for its amenities
- Bespoke newbuild offering nearly 3500 sq ft of high quality living space
- Stylish kitchen and bathroom fittings
- Every room beautifully filled with natural light, including bathrooms
- All bedrooms feature en suite bathrooms and TV points
- Just a 10-minute stroll to village amenities including a convenience store and primary school
- Convenient for the North York Moors, Scarborough and coast
- Offered for sale with no onward chain



**Tenure:** Freehold

**EPC Rating:** B

**Services & Systems:** Mains water, drainage and electricity. Air source heat pump.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**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.



Sunbeck House has been thoughtfully designed to combine family comfort, luxury, and practicality. The property features underfloor heating throughout and both full-height windows and modern slide-and-tilt sash windows that maximise natural light. A striking floating staircase by Ovoms Ltd forms a central focal point, while high-specification fittings - including Neff kitchen appliances and Hansgrohe bathroom fixtures - lend a refined finish throughout.

Sustainability has been prioritised, with a Tempest air source heat pump and a zoned thermostatic smart heating system ensuring the home is both energy-efficient and environmentally responsible. The interiors are exceptionally bright, with windows on all sides; bay windows, glazed internal doors and a glass balustrade rising to the first-floor landing all contribute to the abundance of natural light, a hallmark of the property's architectural design.

The stunning L-shaped open-plan kitchen, dining and living area extends nearly 30 feet east to west, with windows on three sides and a neutral-toned tiled floor running throughout. The dining area enjoys French doors opening to the garden, while the sitting area also features French doors leading south onto the garden.

The handmade kitchen features soft-close cabinetry, quartz worktops and a large island unit with rounded corners and a breakfast bar. Fittings include a Lusso boiling-water tap, Butler sink, and integrated Neff appliances - including a wine cooler. A separate wc and a well-equipped utility room - complete with broom cupboard, sink and external garden access - are conveniently placed.



The drawing room is beautifully proportioned, triple-aspect and provides a perfect complement to the contemporary open-plan space. A deep bay window frames views of the drive, while generous dimensions make it an ideal room for family use.

The floating staircase rises to the generous first floor landing showcasing a full height series of windows that echo the vaulted ceiling. On the northern wing lies the principal bedroom suite, featuring a bay window, a dressing area, and a bathroom with floating vanity unit, LED wall mirror and a large walk-in rain shower. There are three further double bedrooms, each with a superb bathroom; bedroom two also includes a dressing room and its bathroom features both a luxurious freestanding Adamsez bath and a walk-in shower. The loft is accessed via a drop-down ladder, providing convenient additional storage.

## Outside

A drive laid with Golden Corn Gravel leads past the detached double garage, constructed in brick with a pantile roof and fitted with electric doors, power, lighting, and wiring in place for an EV Charging Point. The drive continues to a generous turning circle and parking area in front of the house.

The garden wraps around the property on all sides, bounded to the south and east by mature broad-leaved trees that provide privacy and a natural backdrop. A shaped stone-paved terrace spans the southern rear elevation, offering a superb space for outdoor dining and relaxation. Beyond lies an expansive lawn, ideal for family recreation.



## Environs

Scalby is a highly desirable and sought-after village, known for its strong community and local events. Located just three miles west of Scarborough, it offers a range of amenities including primary and secondary schools, a general store, three cafés, a hairdresser and beauty salon, two village pubs - one with a restaurant and one renowned for live music — two churches, a community library and community halls. Outdoor activities are well catered for with bowling, football, and cricket clubs as well as a floodlit tennis court. Nearby, Scarborough Rugby Club has a fitness centre, sports hall, padel tennis, and squash courts.

The village offers a regular bus service to Scarborough and is well located with the coast, the North York Moors and Dalby Forest on the doorstep. There are superb country walks from the village.

## Directions

From the village High Street head south on Hackness Road and the drive to the property is on the right hand side opposite the beck and is currently denoted by two brick gate posts signed 'Ryefield'.

**What3words:** ///magic.loads.kicked

## 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:** October 2026 and March 2026. Brochure by wordperfectprint.com



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