



Strathyre Garth Head Lane
Scarborough, YO13 9PP
Guide price £695,000


WILLOWGREEN
ESTATE AGENTS

Set within approximately 1.76 acres on the edge of the popular village of Snainton, Strathyre is a substantial four-bedroom dormer bungalow offering space, flexibility and wonderful countryside views. Perfectly suited to families, equestrian buyers or those seeking a lifestyle property, the home is complemented by a double garage, two stables, a paddock, greenhouse and landscaped gardens.

The ground floor flows from a welcoming entrance hall into a bright sitting room with adjoining sunroom, enjoying uninterrupted views of the surrounding landscape. The shaker-style kitchen is beautifully appointed with a single oven (with integrated microwave above) and plentiful storage, while the dining space creates a natural hub for everyday living. Two ground-floor double bedrooms, a house bathroom and guest cloakroom add convenience and versatility, ideal for family life or single-level living.

Upstairs, two further double bedrooms enjoy elevated views, served by a shower room and additional cloakroom, providing flexible space for guests, teenagers or home offices.

Outside, the grounds are a real highlight. The property includes a paddock, two stables, double garage, greenhouse and extensive lawned gardens. Whether keeping horses, growing produce or simply enjoying the setting, the land offers enormous potential.

The pedestrian gate in the boundary fence between Strathyre and South Gables was provided by the owners of Strathyre who are responsible for its maintenance together with the maintenance of the adjoining fence.

The gate forms a permissive access between the two properties and has no formal status. The access could therefore be closed by removal of the gate by the owners of Strathyre or by them if requested by the owners of South Gables.'

Positioned in the well-served village of Snainton, midway between Scarborough and Malton, the property enjoys excellent access to the coast, the North Yorks Moors and is located only 30 miles away from York!



KITCHEN	8'11" x 15'9" (2.73 x 4.81)
DINING ROOM	15'4" x 19'10" (4.69 x 6.07)
SITTING ROOM	12'2" x 21'9" (3.72 x 6.65)
DINING ROOM	15'4" x 19'10" (4.69 x 6.07)
GARDEN ROOM	11'8" x 14'1" (3.56 x 4.30)
STUDY	8'11" x 10'11" (2.74 x 3.34)
UTILITY	8'7" x 9'8" (2.62 x 2.97)
BEDROOM 1	10'4" x 14'6" (3.17 x 4.42)
BEDROOM 2	14'4" x 14'7" (4.37 x 4.46)
BEDROOM 3	13'10" x 10'7" (4.23 x 3.23)
BEDROOM 4	9'10" x 15'4" (3.01 x 4.68)

SERVICES

Oil-fired central heating, septic tank drainage, mains electricity and water.

TENURE

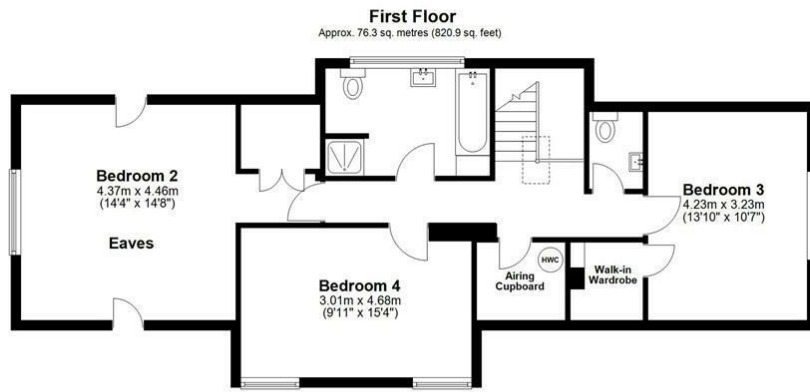
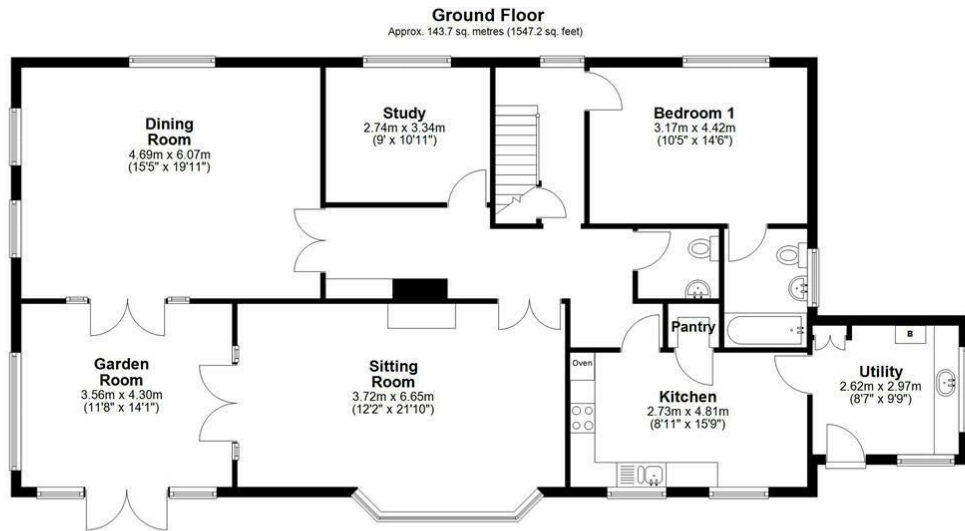
Freehold

COUNCIL TAX BAND F

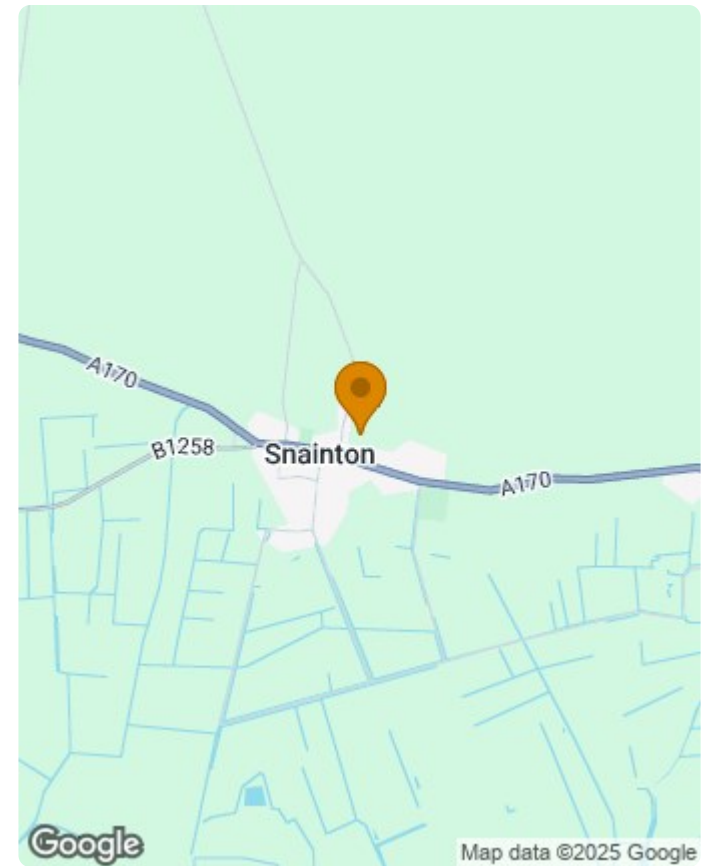
EPC RATING TBC







Total area: approx. 220.0 sq. metres (2368.1 sq. feet)
Strathyre, Snainton



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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