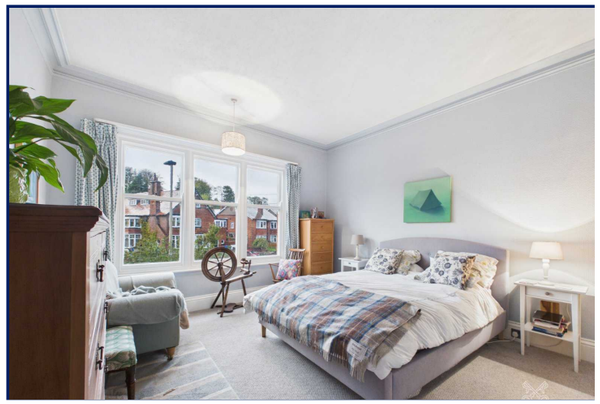
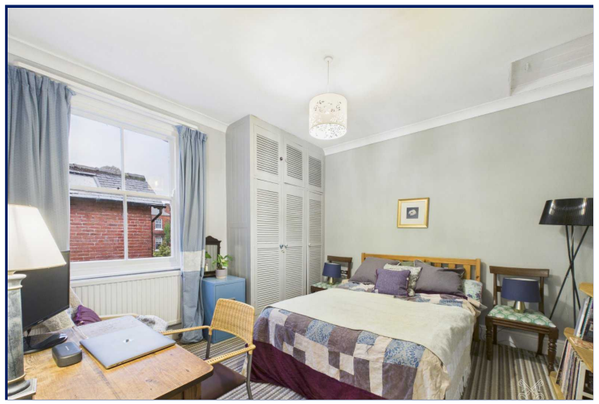
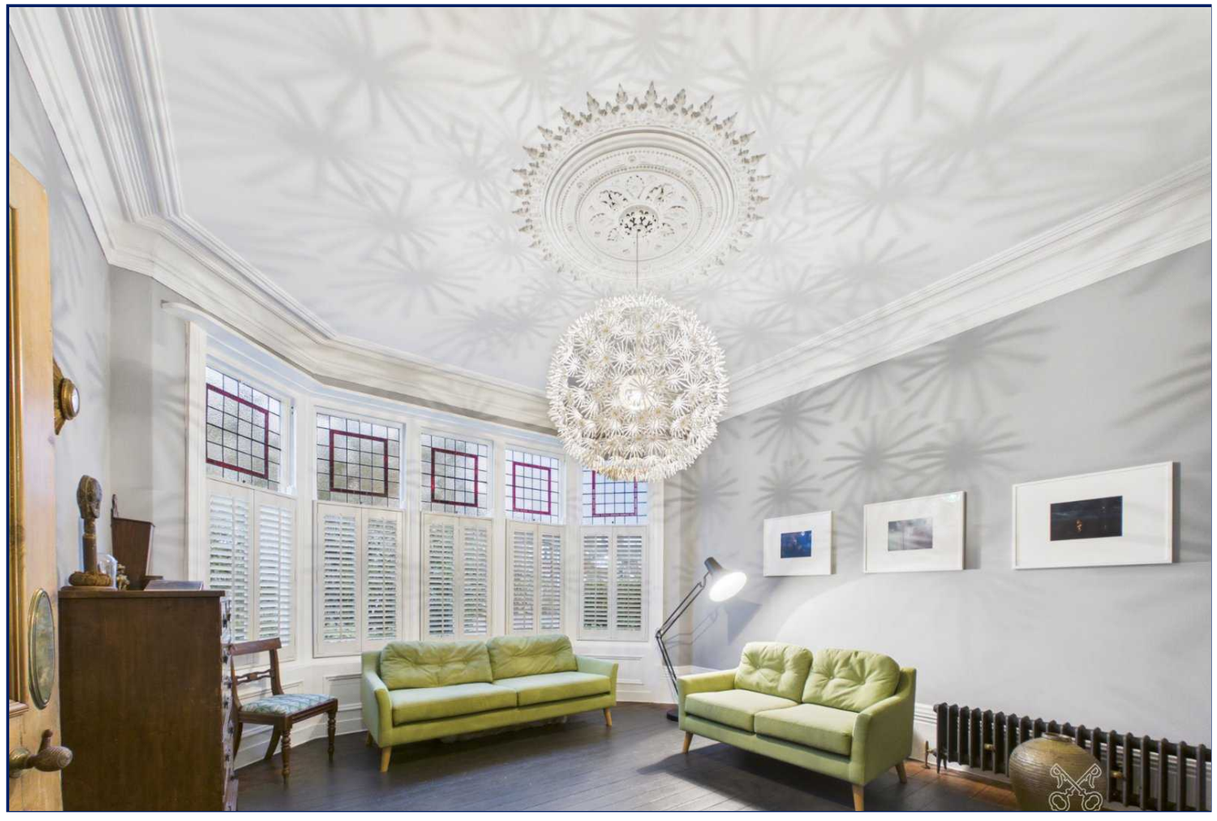
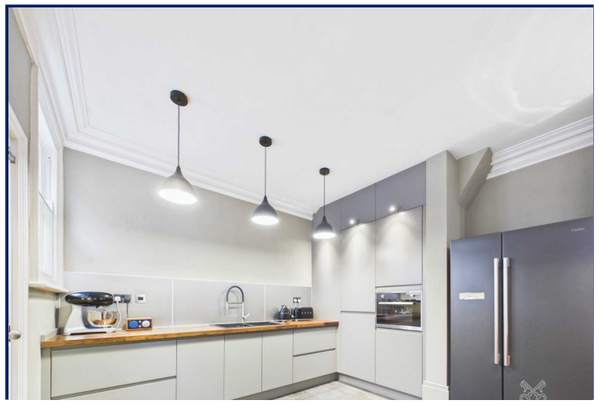


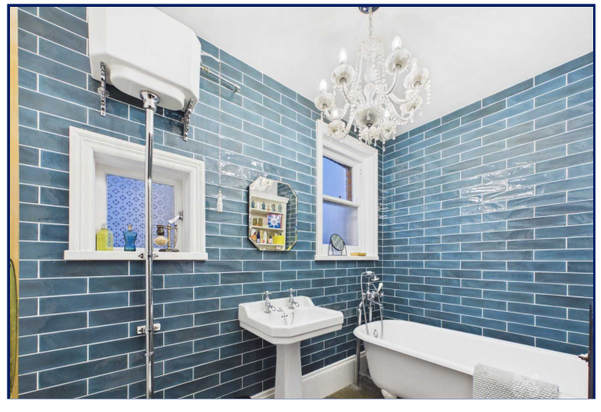














Scalby Road, Scarborough, North Yorkshire, YO12

Asking Price: £325,000
Freehold

Reeds Rains

reedsrains.co.uk

Scalby Road, Scarborough, North Yorkshire, YO12

Asking Price: £325,000 Freehold

Council Tax Band:
EPC Rating: TBC

A magnificent Grade-period Arts & Crafts villa designed by acclaimed architect Frank Tugwell. Beautifully restored and enhanced throughout, this exceptional four-bedroom home blends original character and architectural significance with luxurious modern living, all within easy reach of Scarborough's North Bay coastline and countryside walks.

Main Description:

Occupying a prominent position on Scalby Road, this exceptional four-bedroom Arts & Crafts semi-detached villa represents a rare opportunity to acquire one of Scarborough's most architecturally significant homes. Designed in 1900 by the internationally acclaimed architect Frank Tugwell as one of two original show homes, the property forms part of a distinguished trio of substantial Arts & Crafts residences believed to have been commissioned for the local tram company.

Sympathetically and meticulously restored by the current owners, the property seamlessly combines its remarkable period heritage with luxurious modern living. An extensive programme of high-quality conservation and renovation has preserved the home's original character whilst introducing premium fixtures, fittings and finishes throughout.

Upon entering, the exceptional craftsmanship and period detail are immediately evident. Beautiful stained-glass entrance features and skylights complement the elegant proportions, with impressively high ceilings, deep restored coving, substantial skirting boards, magnificent ceiling roses and original floorboards all contributing to the grandeur of this remarkable home. Original sash windows and feature open fireplaces further enhance the property's timeless appeal.

At the heart of the home lies a stunning bespoke kitchen and dining space, expertly designed with luxurious walnut worktops and a range of integrated appliances. A traditional four-oven Aga with hotplate and hoods provides both a practical and striking focal point. Stone flooring and carefully selected finishes create a sophisticated environment perfectly suited to modern family life and entertaining.

The accommodation extends to approximately four well-proportioned bedrooms, a family bathroom, two elegant reception rooms and the spacious kitchen/dining area. Externally, the property benefits from a garage, private driveway, attractive front garden and an extensive rear garden extending to approximately 90 square metres. Useful outbuildings and an external WC provide additional practical storage and functionality.

The location is equally impressive. North Bay Beach, its popular seafront bars and amenities are approximately a 15 to 20-minute walk away via the beautiful Peasholm Park. Just moments from the property, the renowned Cinder Track offers nearly 22 miles of walking and cycling routes between Scarborough and Whitby through spectacular countryside and coastal scenery. The nearby Cleveland Way provides further access to North Yorkshire's dramatic coastline, clifftop walks, secluded bays and abundant wildlife.

This is a truly unique and historically significant family home, offering a rare combination of architectural pedigree, beautifully restored original features, luxurious modern enhancements and an enviable coastal location.

Early viewing is highly recommended to fully appreciate the quality, space, and superb setting of this home. Viewings can be arranged through our office, and an online virtual tour is also available.

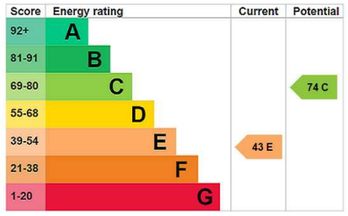
Property Information:
Local Authority - North Yorkshire

Conservation Area - No
Coal Mining Area - No
Council Tax Band Band D
Council Tax Estimate £2,544
Year Built 1900-1929
Flood Risk:
Rivers & Seas - Very low
Surface Water - Very low

Coverage:
Mobile (based on calls indoors)
O2 - Average
EE - Average
Three - Average
Vodafone - Average

Broadband (estimated speeds)
Standard 15 mbps
Superfast 80 mbps
Ultrafast 10000 mbps

Satellite & Cable TV Availability:
BT - Yes
Sky - Yes
Virgin Media - Yes



For full EPC please contact the branch.



Agent Note:
HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF).

This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on. We elected for this verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC.

The administrative charge for this process is £40 plus VAT for a sole purchaser, £65 plus VAT for two purchasers and £75 plus VAT three or more purchasers.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited by Rogers Stewart Associates Ltd (company number 06246530 registered in England at 10-12 Market Street, Guisborough TS14 6HF

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk