



Westfield Farm Station Lane, Cloughton, Scarborough YO13 0AD

Guide Price £750,000

Prestige
Collection
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Station Lane, Cloughton, Scarborough

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CPH are delighted to be presenting to the market this ENVIABLE, RESIDENTIAL and EQUESTRIAN property situated within approximately 3 ACRES with a FOUR BEDROOM EXTENDED DETACHED HOME a SUBSTANTIAL BARN and a range of further outbuildings suitable for a multitude of potential uses. The property also occupies a SECLUDED position within the desirable village of CLOUGHTON with BREATHTAKING OPEN ASPECT VIEWS including sea and castle views. Westfield Farm is an enviable residential and equestrian smallholding, within generous grounds of approximately 3 acres of grassland with a four bedroom period farmhouse, which has been extended and provides spacious living accommodation throughout of over 1,990 square feet and comprises on the ground floor; rear entrance hall, a downstairs shower room, a utility room, a generous farmhouse kitchen/diner, two reception rooms and a study. To the first floor lies a generous landing with further stairs to the second floor and double doors to a roof terrace which provides beautiful open aspect views, a master bedroom, a double bedroom with an attached dressing room, a further bedroom and a house bathroom. Furthermore, on the second floor lies a generous double bedroom with eaves storage. The property is complimented by a range of outbuildings including stabling, tack room, storage facilities and a useful concrete portal frame building with a secure workshop, further storage and stabling. The property does already benefit from UPVC windows, doors and oil fired central heating with a two zone underfloor heating. Located within enviable secluded grounds, the property lies approximately 5 miles from Scarborough Town Centre and 14 miles from Whitby. Situated nearby to the 'Blacksmith's Arms Inn' and the 'Red Lion Inn', nearby to a regular bus route and scenic walks can be undergone through the pleasant rural surroundings. Early viewing cannot be recommended enough in order to fully appreciate the enviable setting and beautiful surroundings this deceptively spacious detached home with two cottages provides. If you wish to book a viewing, please contact our friendly and experienced sales team at CPH on 01723352235 or visit our website www.cphproperty.co.uk

- SUBSTANTIAL DETACHED FOUR BEDROOM FARMHOUSE
- SET WITHIN APPROX 3 ACRES IDEAL EQUESTRIAN PROPERTY
- A FOUR BEDROOM EXTENDED PERIOD FARMHOUSE WITH OPEN ASPECT SEA VIEWS
- WITH A RANGE OF BUILDINGS, WORKSHOPS AND STABLES
- OCCUPYING A SECLUDED POSITION WITHIN THE DESIRABLE CLOUGHTON VILLAGE



ACCOMMODATION:

GROUND FLOOR

Entrance Hall

Lounge
12'2" x 12'2"

Dining Room/Snug
12'2" x 11'10"

Rear Entrance Hall

Study
11'10" x 7'10"

Kitchen/Diner
27'7" max x 13'9" max

Utility
11'10" x 6'7" max

Shower Room

WC

FIRST FLOOR

Landing
12'2" max x 9'6"

Bedroom One
12'10" max x 11'10" max

Bedroom Two
11'10" x 11'10"

Dressing Room/Possible En-Suite
7'10" x 4'11"

Bedroom Three
11'6" x 7'10"

House Bathroom
8'6" x 7'10"

Roof Terrace
28'10" x 18'8"

SECOND FLOOR

Bedroom Four
23'0" max x 18'1" max

OTHER:

Barn
44'3" x 19'8"

External
Externally, Westfield Farm is located within the National Park and occupies generous grounds, enclosed by a ring fence of productive free draining grassland and is complete with stabling, a tack room and storage facilities and a further concrete portal frame building with a secure workshop with further storage and stabling. Ideal for those with equestrian interest, the property offers high quality riding and walking, directly on the doorstep, with open aspect countryside and sea views, towards Scarborough Castle.

Details Prepared/Ref
TLPF/240820

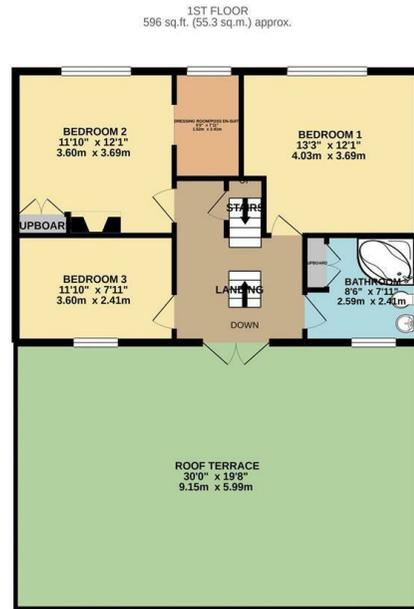
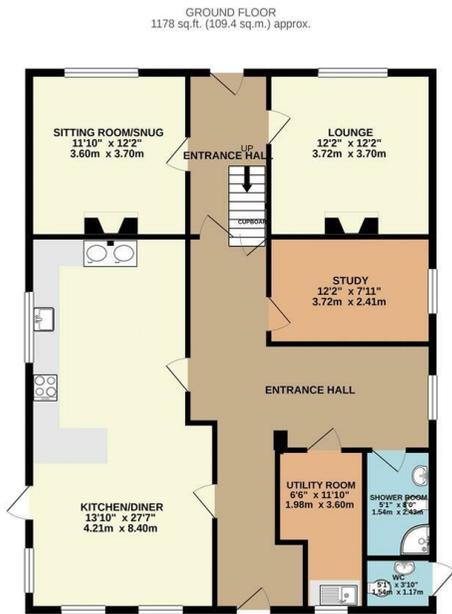


A stunning, secluded Farmhouse with a range of outbuildings and approximately 3 acres of land. Ideal for a small holding or for equestrian use.



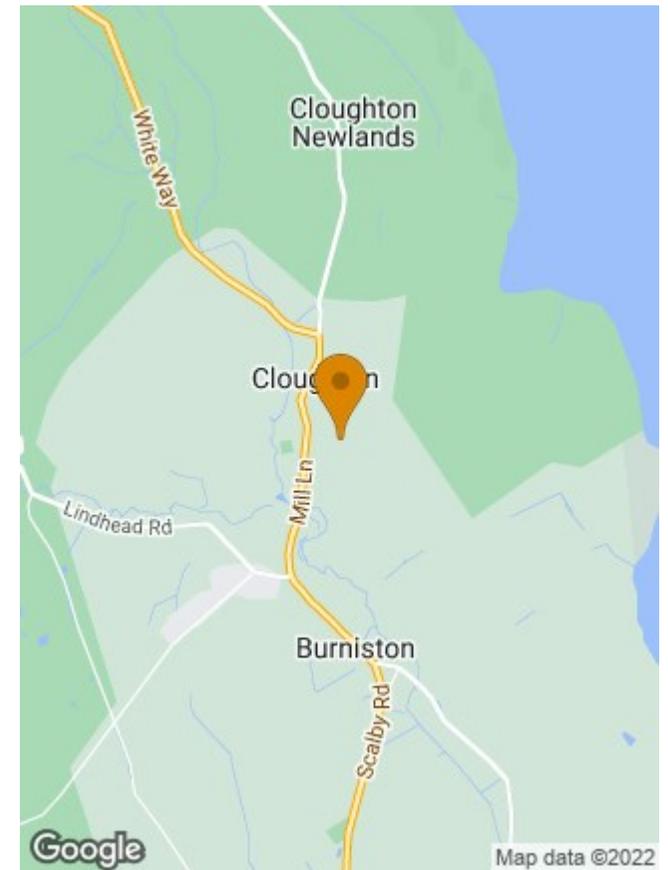






TOTAL FLOOR AREA : 2515 sq.ft. (233.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	



Interested? Get in touch today:
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132