



3 Goldenfields, High Street, Scalby, Scarborough, YO13 0PH

Offers Over £950,000

Prestige  
Collection  
[cphproperty.co.uk](http://cphproperty.co.uk)





# Goldenfields, High Street, Scalby,

Offers Over £950,000

Occupying an EXCLUSIVE SETTING within the well-regarded village of SCALBY lies this SUBSTANTIAL, FOUR BEDROOM DETACHED RESIDENCE of INDIVIDUAL DESIGN set in GENEROUS GROUNDS of just under AN ACRE. Early internal viewing does come highly advised, as this is one you certainly should not miss!

The imposing living arrangements comprise on the ground floor; a welcoming entrance hallway with stairs to the first floor and downstairs WC, a 37 foot lounge with bay windows to both the front & rear, spacious sun room with bi-folding doors out to the gardens, separate dining room with patio doors, study room/home gym, a stunning breakfast kitchen/diner and a utility room. To the first floor lies an impressive master bedroom complete with a balcony, en-suite shower room and dressing room, second bedroom with an en-suite shower room, two further sizeable bedrooms and a modern house bathroom complete with a four-piece suite including a freestanding bath.

Whilst enjoying a pleasant setting within Scalby village, the property offers privacy being set within a plot of just under an acre which is compete with lawn, a raised pebbled entertaining area, vegetable plots and area with generous brick-built greenhouse, a variety of shrubbery/mature plants, ample parking facilities and notably, Scalby Beck running through the grounds.

The property has the additional benefit of newly installed solar panels, battery storage and EV charging - ideal for keeping running costs of this fantastic property, low. Further details can be provided upon request.

Being located within the highly sought after village of Scalby means the property affords excellent access to a wide range of attractions and amenities, Scarborough RUFC clubhouse and gym. The property is also on a regular bus route into Scarborough and to Whitby and offers excellent walking nearby along the old Scarborough to Whitby railway line or along Scalby beck.

- IMPRESSIVE FOUR BEDROOM DETACHED RESIDENCE
- OF INDIVIDUAL DESIGN - PROVIDING GENEROUS LIVING PROPORTIONS THROUGHOUT
- THREE RECEPTION ROOMS PLUS A STUDY ROOM/HOME GYM
- BALCONY, EN-SUITE SHOWER ROOM AND DRESSING ROOM TO THE MASTER
- SET WITHIN GROUNDS OF JUST UNDER AN ACRE
- FANTASTIC POSITION WITHIN THE WELL REGARDED VILLAGE OF SCALBY







**ACCOMMODATION:**

**GROUND FLOOR**

Covered Porch:

Hall:

Cloakroom:

Lounge:  
33'6" plus bays x  
18'4"

Sun Room:  
30'5" x 12'4"

Dining Room:  
13'0" x 15'7"

Study/Gym:  
15'1" x 10'11"

Kitchen:  
19'5" x 18'8" plus  
bay

Breakfast Room:  
10'0" x 9'9"

Utility Room:  
9'9" x 8'62"

**FIRST FLOOR:**

Galleried Landing:

Master Bedroom:  
16'11" x 18'4"

Dressing Room:  
18'4" x 6'6"

En-Suite Shower Room:

Bedroom 2:  
19'4" x 12'11"

En-Suite Shower Room:

Bedroom 3:  
11'1" x 18'4"

Bedroom 4:  
16'10" x 12'11"

Family Bathroom:  
9'6" x 11'4"

OUTSIDE:  
Garage: 21' 7" x 21' 6"

Workshop: 19' 5" x 9' 11"

Attached Greenhouse: 19'  
8" x 10' 0"



**FOUR BEDROOM DETACHED RESIDENCE  
of INDIVIDUAL DESIGN set in GENEROUS  
GROUNDS of just under AN ACRE**









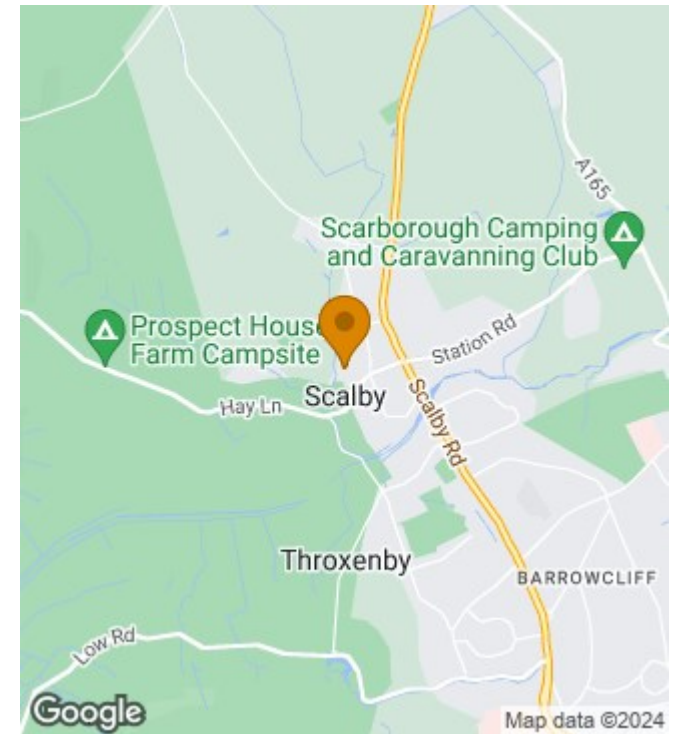








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2024



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Please note: since this EPC was carried out the property has been fitted with new solar panels (6.3kw and battery 10kwh).



**Interested? Get in touch today:**

t. 01723 352235 e. sales@cphproperty.co.uk  
19 St.Thomas Street, Scarborough YO11 1DY  
www.cphproperty.co.uk

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