

**ASHBURN LODGE, VALLEY ROAD, SCARBOROUGH, YO11 2JE**

**Spacious, tastefully decorated and extended 4/5 bedroom detached house for sale.**

**Location 54.274152 degrees North, 0.412258 degrees West**

**Google Maps / Streetview coordinates 54.274152, -0.412258**

**Independently valued. Asking price is £420.000**



Ashburn Lodge is the 136 year old original gate keepers cottage to a long gone Victorian estate. An impressive and imposing building that has a rustic “chocolate box” appeal. Ashburn Lodge is the only building of its character anywhere within the Valley Road area of Scarborough. A truly unique property set within private and enclosed tiered gardens, totalling more than a tenth of an acre plot. Recently and sympathetically extended from a two bedroom cottage to a spacious, contemporary and comfortable 4/5 bedroom family home. The recent extension was designed to retain the style of the original building with handcrafted traditional joinery, the careful design and construction of new gables to seamlessly integrate with the original building throughout. With the added bonus of a double garage (power and inspection pit ).



Circa 1930



2019

The driveway accommodates at least 3 cars. An additional attached workshop also has a garden shed attached. The entire house incorporates a tasteful balance of traditional features and modern living. Each room has been lovingly renovated and tastefully decorated throughout in neutral and contemporary tones by the current owners to a high standard.

Ashburn Lodge is the gatehouse to 'Daffodil Hill' and gives its name to the approach roads of the newly constructed University buildings of University Technical College and a Coventry University campus also the newly opened Sports Village at the far end of the estate on Ashburn Road.

A 12 minute walk to Scarborough train station to catch the 07.00am direct train, will have you at Leeds station for 08.20am. Alternatively, catching the direct train at 07.38am from Scarborough station will have you at York station before 08:30, very handy and easy commutes. The first trains are earlier, you can be in Leeds for 7:15 am.

### **Ashburn Lodge is conveniently placed –**

0.1 miles to a local convenience store ( 1 minute walk )

0.3 miles to University buildings of UTC and Coventry University ( 6 minutes walk )

0.4 miles to Falsgrave Road ( including Sainsbury's, Spar post office and various shops and public houses - 8 minute walk )

0.5 miles to Tesco supermarket ( 10 minute walk )

0.6 miles away to Scarborough Railway Station ( 12 minutes walk )

0.7 miles to the South Bay beach and family amusements ( 15 minutes walk )

0.7 miles to Scarborough's main shopping precinct ( 15 minutes walk )

0.7 miles to Gladstone Road infant school ( 15 minutes walk )

1.1 mile to St Augustine's secondary School ( 24 minute walk or 5 minute drive )

1.1 miles to Scarborough Sixth form college ( 22 minute walk or 4 minute drive )

1.2 miles to St Martin's primary school ( 24 minutes walk or 5 minute drive )

1.2 miles to Scarborough College ( 26 minutes walk 5 minutes drive )

1.3 miles to Scarborough South Cliff Golf Course ( 29 minutes walk or 5 minutes drive )

1.9 miles to Graham secondary school ( 6 minutes drive )

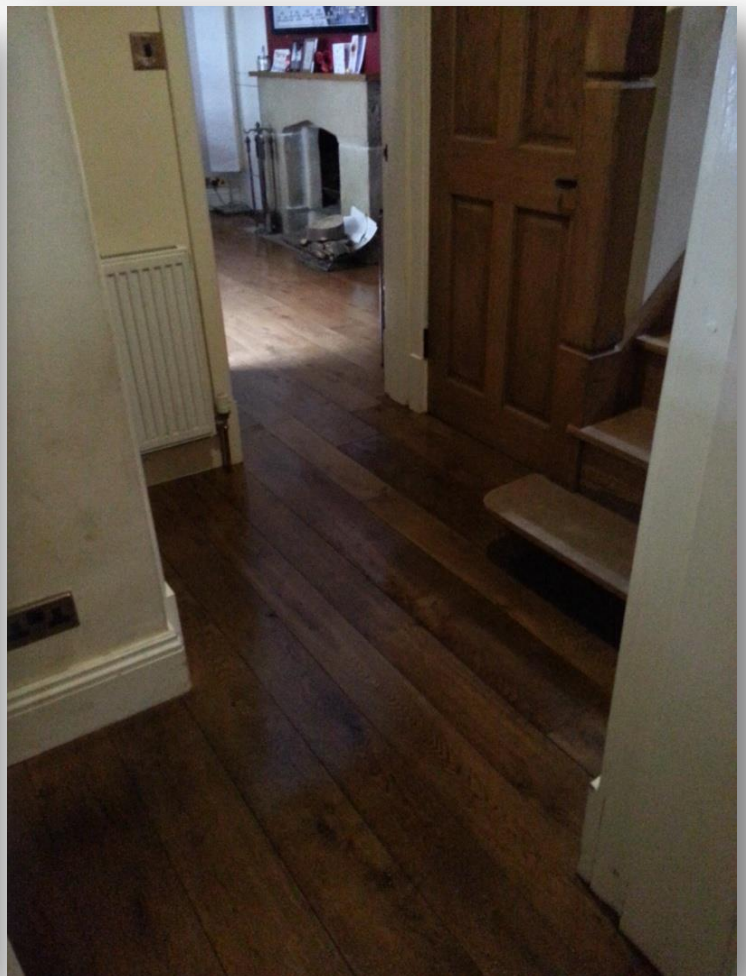
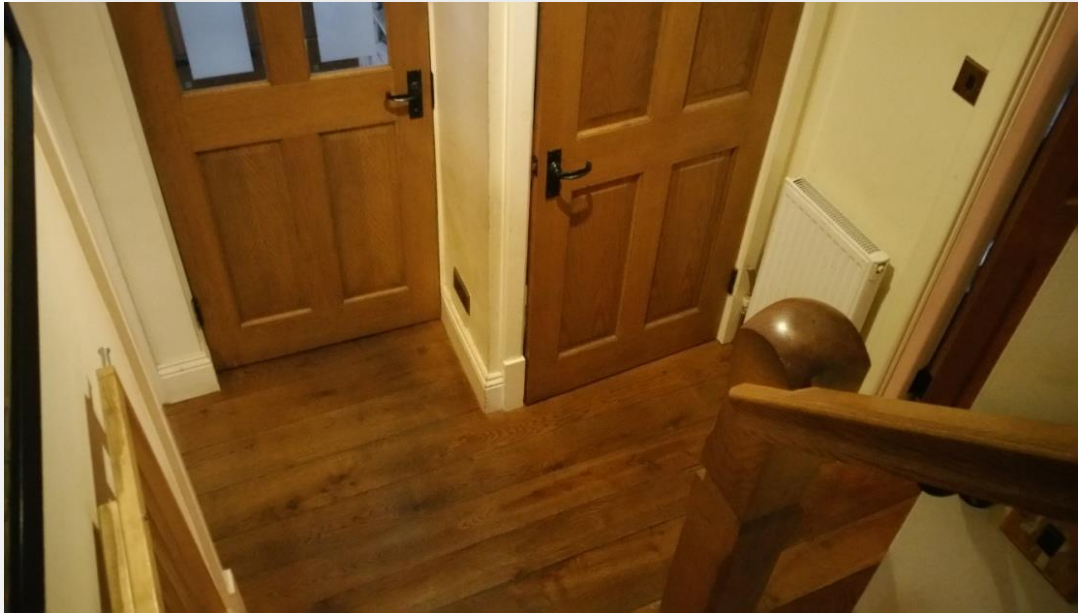
2.0 miles from Yorkshire Coast College ( 7 minute drive )

2.3 miles to Scalby secondary school ( 8 minutes drive )

## Ground floor

### ENTRANCE HALL

Through the main front door, to a stone flagged floor area with built in shoe rack and through a glazed inner door to an oak floor. Hall way has access to downstairs W/C, purpose built walk in coat and shoe cupboard, access to dining room, access to kitchen and access to handmade oak staircase to the first floor landing. Latest, mains powered smoke detector.





### **DOWNSTAIRS W/C**

Low flush WC, wash hand basin, towel radiator and access to a spacious under stair cupboard, via sliding door fitted with handy shelving for storage.



## DINING ROOM / RECEPTION ROOM 1

Spacious and welcoming with a large sandstone fire surround and hearth incorporating a fully functioning real wood or coal fire, complete with cast iron grate as a central feature. T.v , telephone points and power points. Built in cupboard and built in display shelves. Solid oak flooring and radiator. Two windows incorporating secondary glazing.





## KITCHEN

Various wall and base easy clean gloss effect white kitchen units, lighting under the wall units, integrated dishwasher ( purchased 2016 ), double electric oven ( purchased December 2014), integrated electric ceramic hob & fridge. Extractor fan, oak flooring, TV point, radiator, tiled splash backs, built in sink, power points, 2 inch thick solid oak work tops, two large dual aspect windows allowing plenty of natural sunlight in, door to utility room and back door opening onto spacious patio and purpose built log holder.



Flat touch screen Computer/TV included

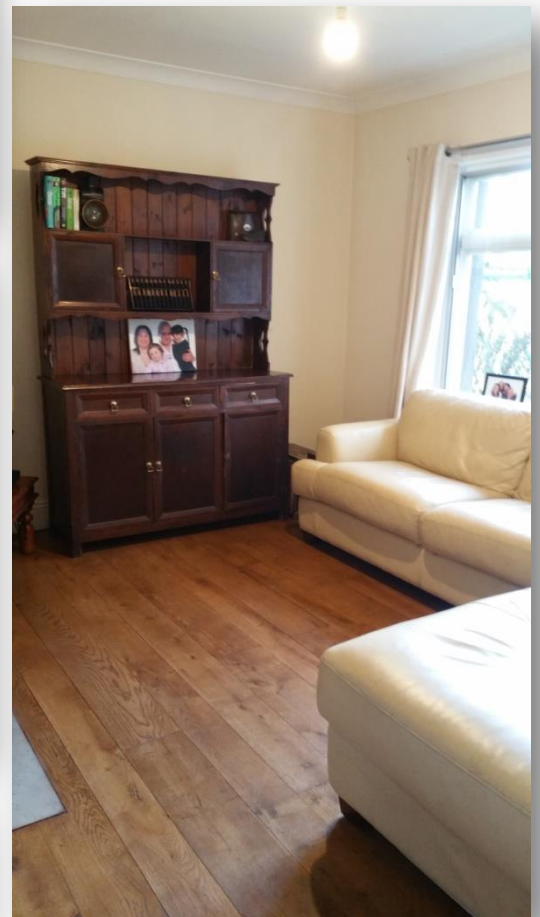


## UTILITY ROOM

Belfast sink, draining board and under cupboard and a 2016 installed gas central heated combi boiler. Also included is a 9KG Candy washing machine ( A+++ 1600RPM purchased 2018 ) and a heat pump condenser dryer ( Beko. A++, purchased 2017.)

## LOUNGE / RECEPTION ROOM 2

Cosy and inviting, which overlooks the back garden. One large window incorporating secondary glazing. Second fully functioning wood or coal fire, complete with oak fire surround, stone hearth and cast iron grate. T.v point, power points. Solid Oak flooring and radiator. One large window incorporating secondary glazing.





## First floor

### FIRST FLOOR LANDING

Access to a spacious loft via a pull down retractable ladder that has been insulated. Power points, latest mains powered smoke detector. Access to a balcony which overlooks the back garden.





## MASTER BEDROOM

Large double bedroom. Two double built in wardrobes and shelving, complete with sliding mirrored doors, which also lead to the en-suite shower room. Large rear aspect window and radiator and power points. Fitted carpets.



## **EN SUITE SHOWERROOM**

Low flush WC, wash hand basin with stylish half pedestal. Large shower tray, incorporating modern plumbed shower system and glass screen. Heated towel rail, modern built in vanity medicine cabinet, complete with touch lighting. Tiled walls. Large, frosted/privacy windows.





## **BEDROOM 2**

Good sized double bedroom, with lovely view of the magnificent Victorian brick railway bridge. Large window incorporating secondary glazing. In-built wardrobe and useful under-eave storage areas. Radiator and power points. Oak effect laminate flooring.



### **BEDROOM 3**

Another good sized double bedroom. Large window incorporating secondary glazing. Built in wardrobes, over-bed cupboards and dressing table. Radiator and power points. Newly fitted 2019 carpet.





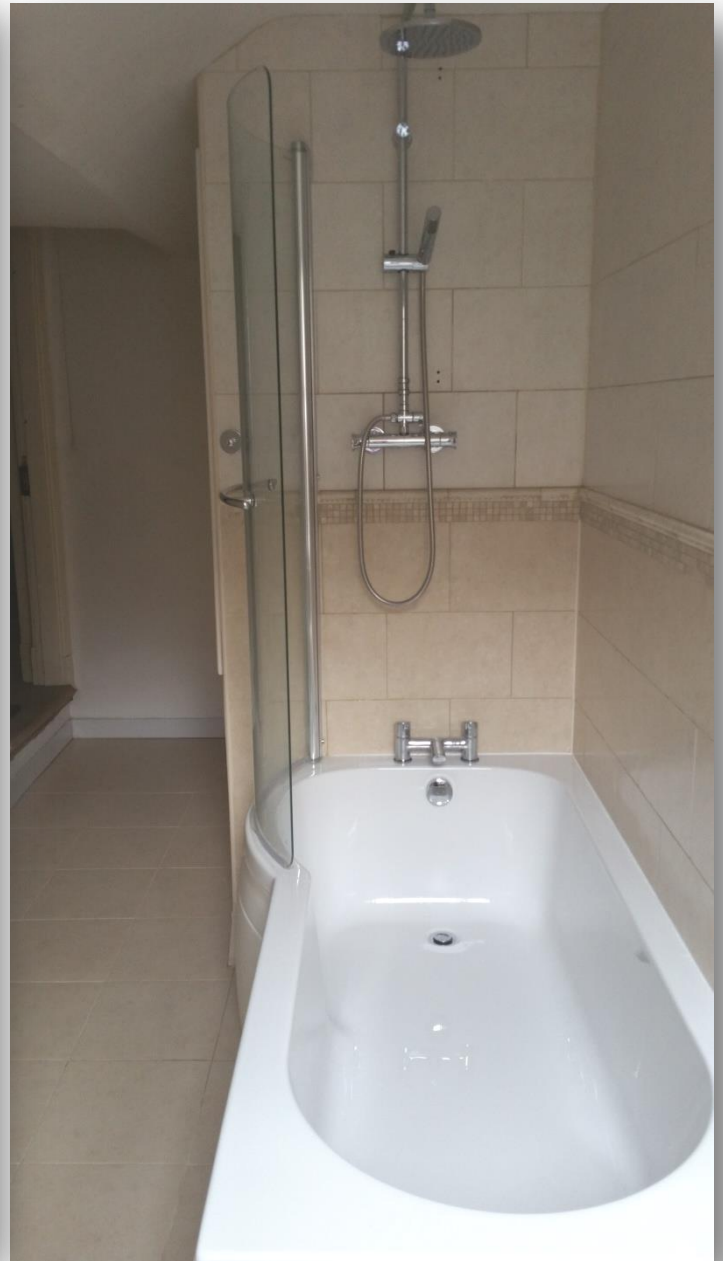
#### **BEDROOM 4**

Single room, with low height window overlooking the back garden. Radiator and power points. Fitted carpet.



## **MAIN FAMILY BATHROOM**

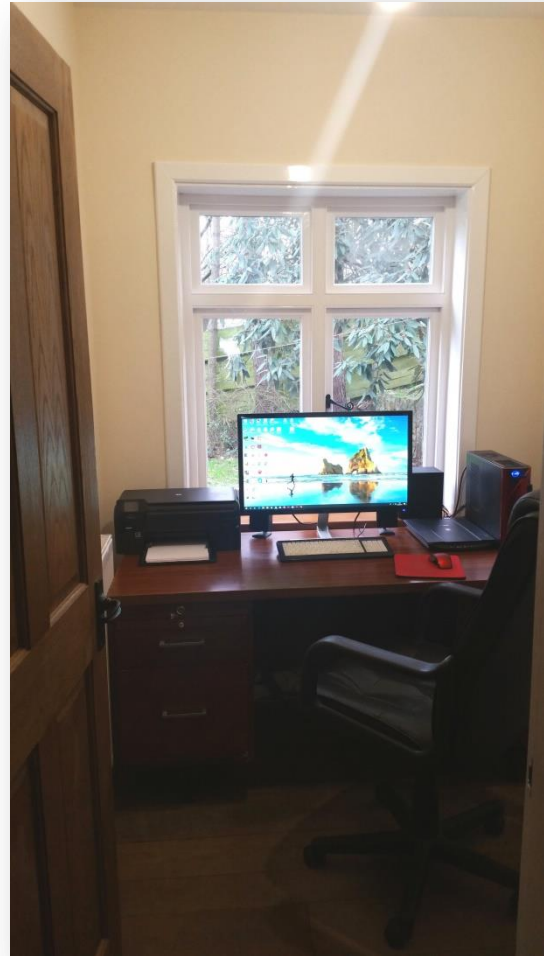
Good size, clean and modern. Low flush WC, wash hand basin with half pedestal, Part tiled walls, matching tiled floor, P'shaped bath with glass screen and plumbed modern shower system. Towel radiator and standard radiator. Built in modern vanity medicine cabinet. Two useful storage cupboards. Large Velux skylight window.





### **BEDROOM 5 OR STUDY ground floor**

Small but functional office space or single bedroom on the ground floor. Window overlooking the garden, radiator and power points, solid oak flooring.



## **OUTHOUSE**

Brand new, completed 2019. 13.5ft x 12.3ft, 154 Square feet. Useful 'Man Cave' place attached to the side of the main house that could be used for a multitude of purposes, Workshop or Office. Featuring front and rear access with dual aspect windows. Many Power Points, fully insulated and boarded. A spacious wooden garden shed with tiled roof, is attached.

## **DOUBLE GARAGE**

Recent renovation and painted. Good size offering plenty of storage and space for two vehicles. The garage has a full electric supply and useful inspection pit. A spare double oven and dishwasher stored here for you!

Previous plans have included conversion of the loft space here, 21ft sq. room(s) possible, subject to approval.

## **DRIVEWAY.**

Drive is covered with stone chippings and there is an attractive sand stone flag pathway to the side, recently fitted. Enclosed by new large triple wooden gates. Space for three cars, movement security lights to driveway and Outhouse..



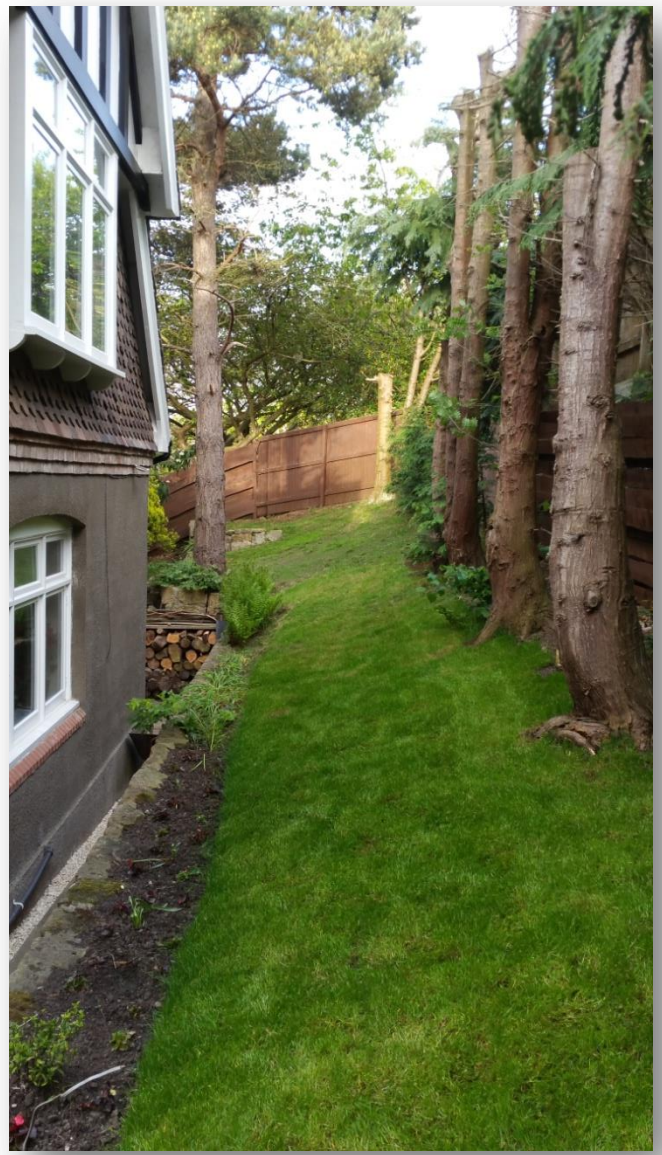


## **GARDEN**

Good size, private, versatile and fully enclosed. Large enough for children and pets to play, but small enough to keep on top of maintenance. Laid lawn, with various plant and shrub borders. Garden extends up two further tiers and wraps around the back of the house. Large stone flagged patio with purpose built log store.



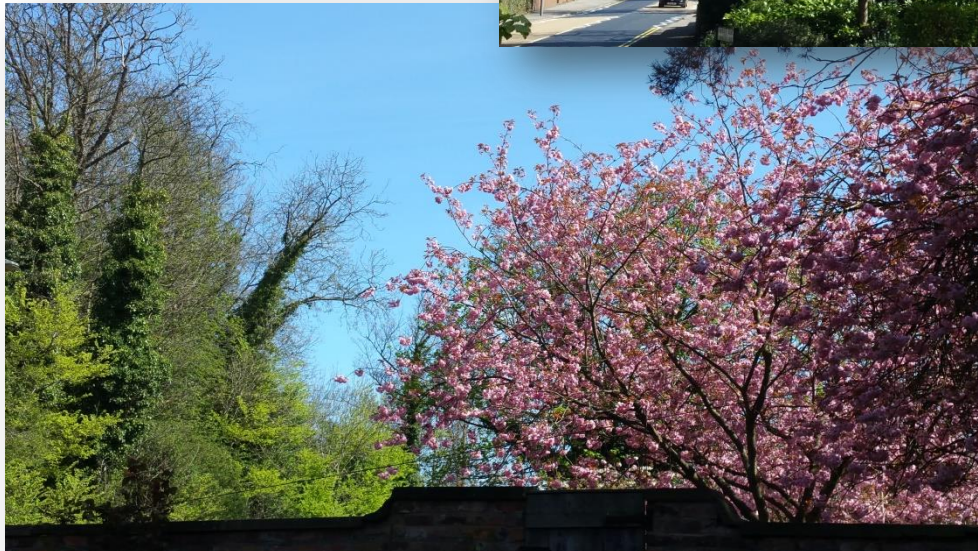
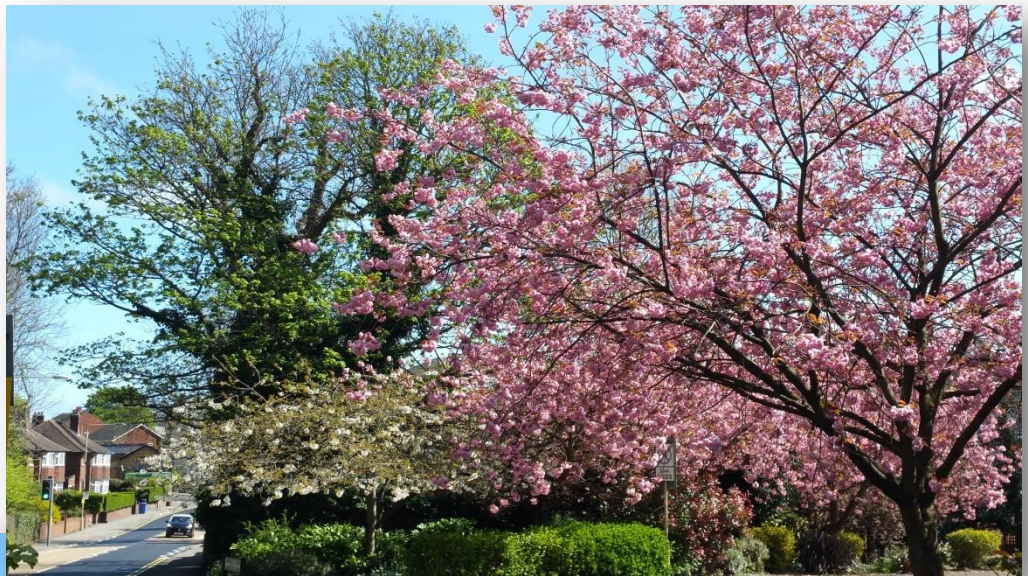






## OTHER INFORMATION

- WHOLE HOUSE, DURING THE SPRING OF 2019, HAS HAD FRESH COAT OF PAINT, INSIDE AND OUT.
- FULL MAINS ELECTRIC, GAS, WATER SUPPLY & MAINS SEWAGE.
- 2019 GAS SAFETY CERTIFICATE.
- COUNCIL TAX BAND C.
- E.P.C – D – 64 ( approaching C )
- GAS AND ELECTRIC BILLS TOTAL AN AVERAGE ANUAL COST OF £1300.00. Usage April 2018-April 2019 Gas 22687 kWh, Electric 5332 kWh.
- WE ARE INCLUDING A HOME ENTERTAINMENT SYSTEM, OPERATED BY A KITCHEN COMPUTER WITH THE SALE OF THE HOUSE. THIS INCLUDES MANY HUNDREDS OF FILMS STORED ON THE SYSTEM, ALSO INCORPORATING A “SMART” HEATING SYSTEM, installed in 2019 and not yet showing the benefits, CONTROL PANEL on the computer and a tablet.
- Leaving all curtains, except the red curtains in the front lounge.
- Viewing is strictly by appointment only, please call or message 07881 800049. Please provide written proof of identification and documents to support your ability to purchase a property of this value.
- Any questions we are happy to answer, please call 07881 800049 or email on [anne@familydiscovery.co.uk](mailto:anne@familydiscovery.co.uk)
- We are looking for a straight forward sale, we are not in any sort of chain. If several offers are received of the same amount, the individuals who is in a strongest position ( not in a chain, able to move straight away, has a mortgage in place if needed ) will be given priority.
- All offers can be submitted verbally at first, followed by a written statement of offer.
- Please no time wasters!



Views from top of the garden

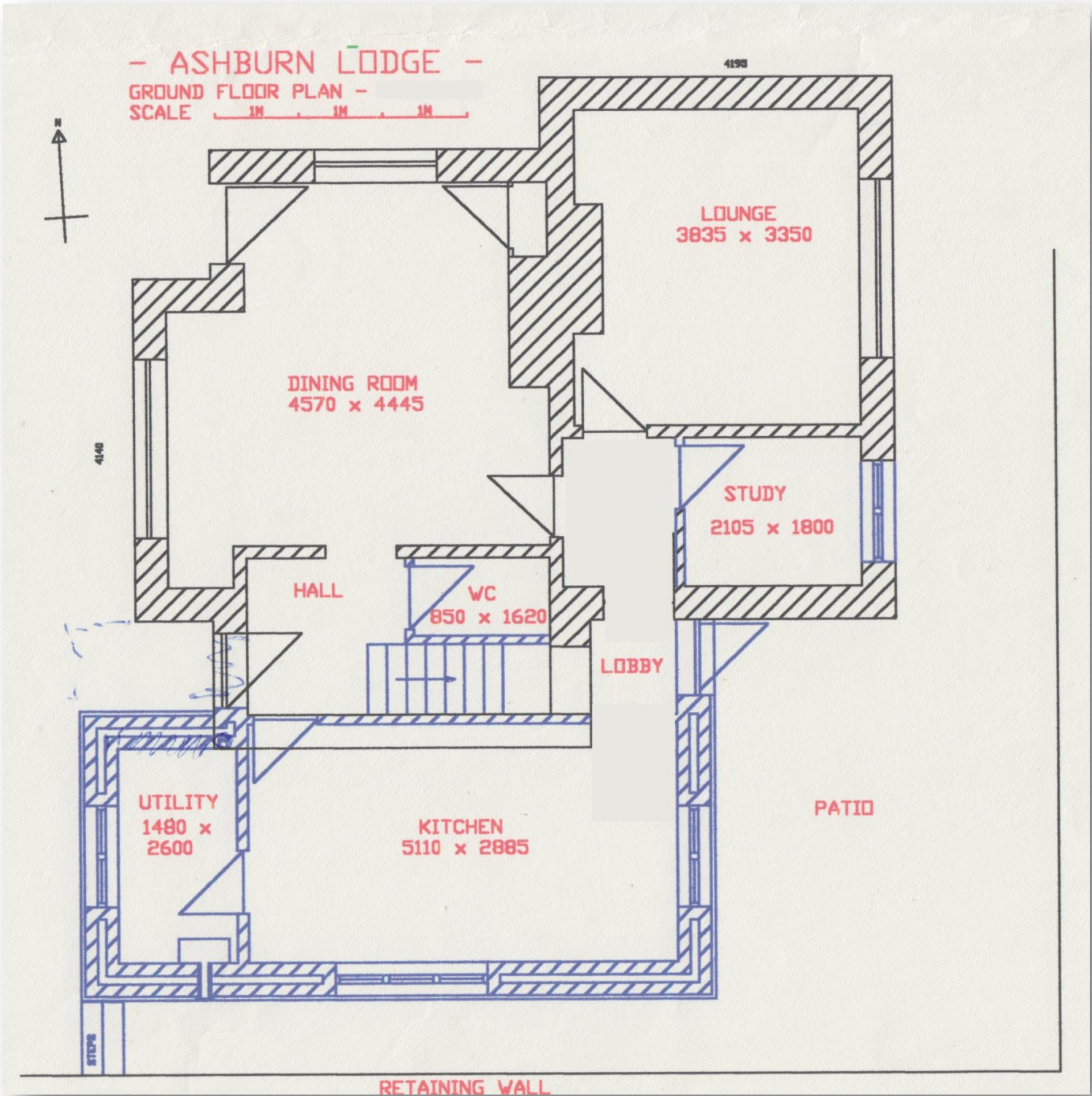


The original roof was completely replaced in 2017.





FLOOR  
PLANS



— ASHBURN LODGE

FIRST FLOOR PLAN

SCALE 1M 1M 1M

