



CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS

East Farm Cottages, Keld Rummels Road, Scalby Nabs, Scalby, Scarborough YO13 0SL

Offers in Excess of £325,000

East Farm Cottages, Keld Rummels Road, Scalby Nabs,
Scalby, Scarborough, YO13 0SL

- ❖ THREE, TWO BEDROOM HOLIDAY COTTAGES
- ❖ CONVERTED DETACHED STABLE BLOCK
- ❖ EXCELLENT POTENTIAL, HOLIDAY LET FOR 11 MONTHS OF THE YEAR
- ❖ PRIVATE LAWNED GARDENS, AMPLE OFF-STREET PARKING
- ❖ SECLUDED LOCATION WITHIN THE NATIONAL PARK AND WELL REGARDED SCALBY NABS

+++CURRENTLY ARRANGED AS THREE, TWO BEDROOM COTTAGES this CONVERTED DETACHED STABLE BLOCK is an IDEAL INVESTMENT OPPORTUNITY/HOLIDAY LET and benefits from AMPLE OFF-STREET PARKING and a PRIVATE GARDENS with STUNNING OPEN ASPECT VIEWS. The properties can be let for 11 MONTHS of the year and occupy a highly regarded location just outside SCALBY+++

Each cottage amounts to a compact 400 sq. feet and comprises living room, galley kitchen, two bedrooms; one double and a twin and a house bathroom.

The properties are currently advertised with 'airbnb' (4.7 stars with 47 reviews) and 'Tripadvisor'.

Outside the properties benefit from ample off-street parking, a covered car port area turning area and private lawned garden with superb open countryside views across to Raincliffe Woods to the south and Scarborough Castle and the coast in the distance.

East Farm Cottages is situated on Scalby Nabs just within the National Park just outside the well regarded Scalby village. The property lies approximately 4.2 miles from the popular sea side town of Scarborough. Scalby itself is a well-served and sought-after village and amenities include two public houses, two general stores, café, two churches, recreation ground and tennis courts.

Viewing is essential in order to fully appreciate this ideal investment opportunity. To arrange a viewing, please contact CPH today on 01723352235 or visit our website www.cphproperty.co.uk
COTTAGE ONE:



Lounge

15' 9" x 9' 7" (4.80m x 2.92m)

Kitchen

8' 4" x 4' 5" (2.54m x 1.35m)

Bedroom One

10' 2" max x 9' 7" max (3.09m x 2.91m)

Bedroom Two

9' 11" x 8' 8" (3.02m x 2.64m)

Bathroom

7' 3" x 4' 8" (2.20m x 1.42m)

COTTAGE TWO:**Lounge**

14' 4" x 9' 11" (4.37m x 3.03m)

Kitchen

9' 0" x 4' 11" (2.75m x 1.49m)

Bedroom One

10' 0" max x 9' 7" max (3.05m x 2.92m)

Bedroom Two

9' 5" x 9' 0" (2.86m x 2.74m)

Bathroom

7' 0" x 4' 9" (2.13m x 1.45m)

COTTAGE THREE:**Lounge**

14' 1" x 9' 11" (4.28m x 3.01m)

Kitchen

8' 11" x 4' 9" (2.72m x 1.46m)

Bedroom One

9' 11" max x 9' 1" max (3.02m x 2.77m)

Bedroom Two

9' 0" x 8' 11" (2.75m x 2.71m)

Bathroom

6' 11" x 4' 9" (2.10m x 1.46m)

Details Prepared

TLAB/020721





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EPC

Approximate total area⁽¹⁾

1262.94 ft²

117.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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