



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	36 F	
1-20	G		



**£550,000**

CRAG COTTAGE, SCHOOL LANE, RAVENSCAR, SCARBOROUGH, YO13 0ES

- Detached Cottage
- Four Bedrooms
- Magnificent Sea Views
- Repairs Required

LOCATED IN THE MOST PICTURESQUE SETTING WITH MAGNIFICENT, PANORAMIC SEA VIEWS OVER TOWARD ROBIN HOODS BAY AND THE RAVEN HALL, IS THIS GORGEOUS FOUR BEDROOM DETACHED COTTAGE. IN NEED OF SOME REPAIR THIS WILL MAKE A FANTASTIC PROPERTY WITH JAW DROPPING ARMCHAIR VIEWS FORM ALMOST EVERY ROOM.

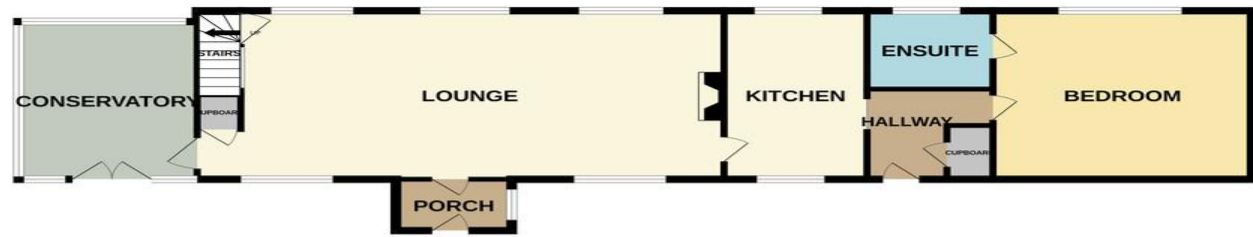


TIPPLE UNDERWOOD ESTATE AGENTS  
3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

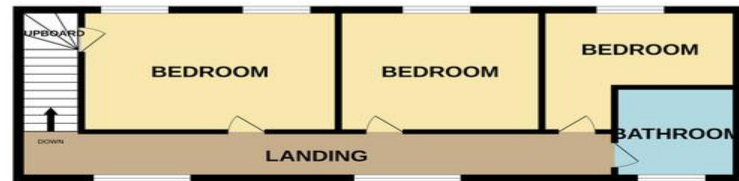
CONTACT  
www.tippleunderwood.co.uk  
01723 350299  
mail@tippleunderwood.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR  
927 sq.ft. (86.1 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1459 sq.ft. (135.6 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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## Property Description

The property when briefly described comprises, entrance porch, open plan lounge diner, conservatory, kitchen, shelved pantry, ground floor master bedroom with en-suite. Three further bedrooms and family bathroom to the first floor. Attached garage, with electric door and oil-fired central heating boiler. Gardens to three sides captivating on the superb views and a summer house.



### GROUND FLOOR

ENTRANCE PORCH

LOUNGE/DINER  
28' 6" x 13' 7" (8.69m x 4.14m)

CONSERVATORY  
11' 9" x 9' 8" (3.58m x 2.95m)

KITCHEN  
14' 4" x 7' 6" (4.37m x 2.29m)

REAR HALL

SHELVED PANTRY

MASTER BEDROOM  
14' 10" x 13' 9" (4.52m x 4.19m)  
ENSUITE  
6' 7" x 6' 3" (2.01m x 1.91m)

### FIRST FLOOR

LANDING

BEDROOM  
13' 9" x 10' 8" (4.19m x 3.25m)

BEDROOM  
11' x 10' 6" (3.35m x 3.2m)

BEDROOM  
7' 8" x 7' 8" (2.34m x 2.34m)

BATHROOM

### OUTSIDE

GARDENS

GARAGE  
15' 10" x 10' 6" (4.83m x 3.2m)