



RICHARDSON & SMITH

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WOODBINE COTTAGE EGTON

Whitby 7 mile

Guisborough 16m

York 44m



A DELIGHTFUL 3 BEDROOM GRADE II LISTED COTTAGE IN THIS POPULAR ESK VALLEY VILLAGE. THE COTTAGE ENJOYS BEAUTIFUL VIEWS TO THE REAR AND GENEROUS LIVING SPACE WHILST BEING CLOSE TO ALL THE AMENITIES THE VILLAGE HAS TO OFFER. EARLY INSPECTION IS RECOMMENDED

Accommodation:

Ground Floor: Kitchen, Lounge Diner With Balcony, W.C

1st Floor: Landing, 2 Double Bedrooms, Single Bedroom, Bathroom.

Outside: Off Road Parking, Small Gardens To Front And Rear.

Guide Price £305,000

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PARTICULARS OF SALE

Woodbine Cottage is the most delightful cottage situated at the lower end of Egton Village, close to the primary school, Dr's surgery and village hall whilst been just a short walk from the renowned Wheatsheaf Inn.

Grade II listed, the cottage has many period features including open beamed ceilings, Yorkstone paved flooring and sash windows whilst benefiting from a modern kitchen and bathroom, oil central heating and a warming wood burn stove.

Add to this the stunning views to the rear from the generous decked balcony and you have the perfect package whether looking for a country retreat, second home or investment property.

Parking at the front, the property is accessed by a stable door to the front of the house which in turn lead into the...



Kitchen—The kitchen is generously proportioned with a range of “Shaker” style base and wall units, working surfaces, inset stainless steel sink unit and splash-backs. There is integral electric cooker with ceramic hob, integral fridge and dishwasher. There is York Stone paving to the floor and to the rear is the staircase to the first floor.

Rear Cloaks Cupboard and W.C.



Lounge Diner – Formerly two rooms, this is a very good-sized room with sash window to the front overlooking the front garden, beamed ceiling and inset wood burning stove as a focal point to the room. There is a stripped and varnished floor which continues throughout the room.



To the rear of the room is a delightful dining area with recently fitted French windows which open out onto the decked balcony overlooking the rear garden and affording stunning views over the Esk Valley to the moors beyond.



1st Floor

The staircase rises from the kitchen up to a landing with and has doors opening to ...

Bedroom—A small double bedroom with sash window to the front and built-in wardrobes to one side.



Bedroom – Again a double bedroom with windows to the front



Bedroom – A generous single bedroom with window to the rear



Bathroom – Having a white suite comprising slipper bath with shower over, WC and hand basin. Part tiling to walls.



Outside

The front of the property has a gravelled parking area to the front with lawn surrounded by a dry stone wall. A path leads around to the side of the cottage to the rear.

Within the small rear garden is a generous decked area which is accessed from the dining area and also by steps from the garden and as has been previously mentioned affords stunning west facing views over the valley. The remaining garden is set to grass and the oil central heating tank is situated with the boiler in a small outhouse attached to the cottage.

GENERAL REMARKS AND STIPULATIONS

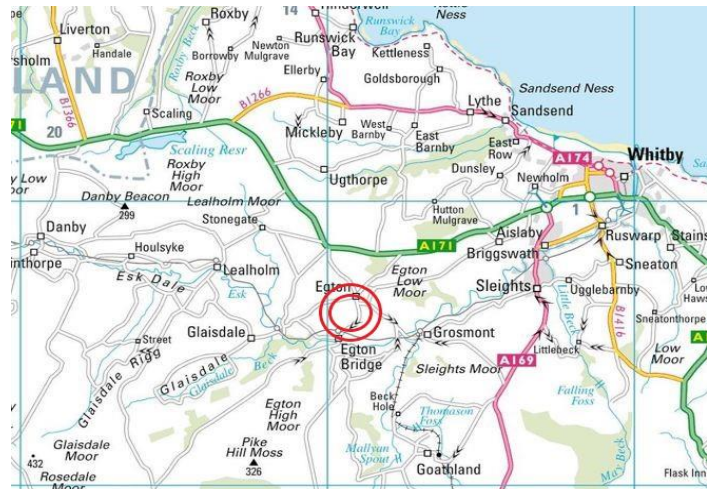
Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Services: The house is connected to mains water, electricity, and drainage. The property has an oil fuelled boiler in the rear cloaks room.



Directions: From Whitby, take the A171 moors road towards Guisborough, taking the left turn to Egton after approximately 5 miles. Continue through the upper part of the village dropping down towards Egton Bridge, passing the village hall and Dr's surgery with the cottage being situated on the right just after this point.

What3Words: reord.thundered.stable



Tenure: Freehold.

Council Tax Banding: Band 'C'. North Yorkshire Council.
Tel 01609 780 780.

Post Code: YO21 1UT

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.



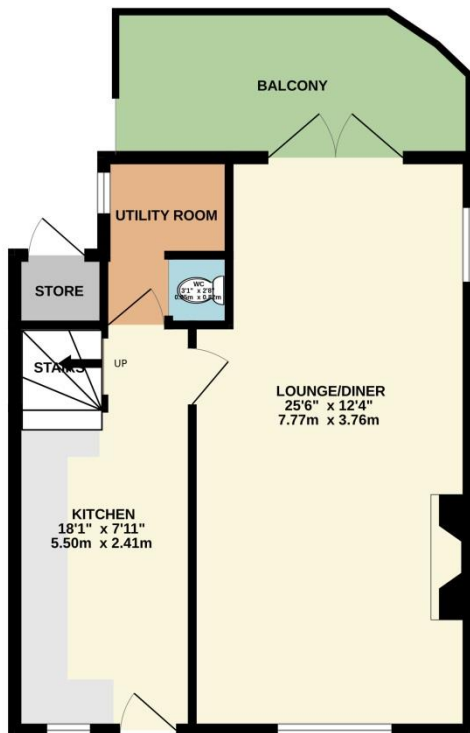
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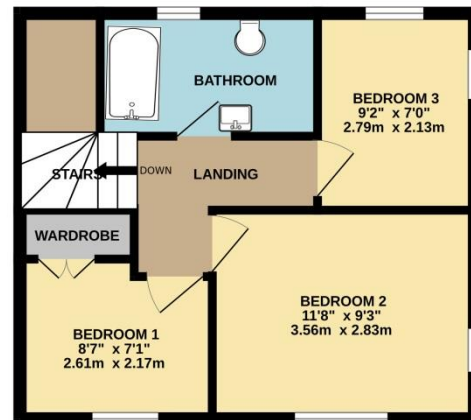
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1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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