

RICHARDSON & SMITH

Chartered Surveyors

Estate Agents

Auctioneers

Valuers

HONEYSUCKLE COTTAGE 20 HIGH STREET, MOORSHOLM

Whitby 16½ mile

Danby 5½ miles

Guisborough 6 miles

Distances are approximate



A BEAUTIFULLY PRESENTED, 2 BEDROOM, TRADITIONAL COTTAGE, SET IN THE HEART OF THE OLD PART OF THE VILLAGE, WITH GREAT ACCESS TO THE MOORS AND COAST – AN IDEAL SMALL HOME OR HOLIDAY COTTAGE.

Accommodation:

Living Room, Dining Kitchen. Landing, Double & Twin Bedrooms, Bathroom.
Storage Outbuilding. Garden to front. Yard to rear with deck.

OFFERS ON: £195,000

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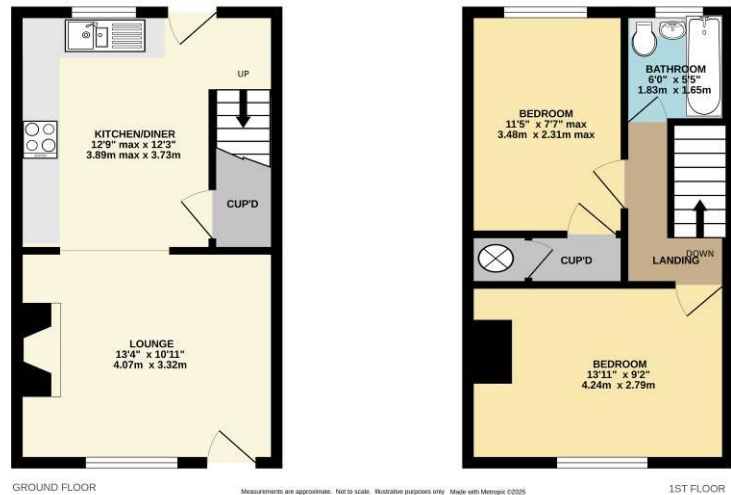
Ian K Halley FRICS

James EJ Smith MRICS FNAEA

PARTICULARS OF SALE

This attractive cottage lies in the rural village of Moorsholm, just outside the boundary of the North York Moors National Park. This is a position within easy commuting of Guisborough and Teesside, but also convenient for the moors and coast.

Currently a holiday letting cottage, this beautifully presented property has both double and twin bedrooms plus a dining kitchen and a modern first floor bathroom. Outside there is a lovely front garden, plus a handy raised deck seating area to the rear and a useful outbuilding for solid fuel and storage.



From the front garden, a half-glazed entrance door opens into a cosy sitting room with a beamed ceiling, a window facing onto the front garden and a broad stone fireplace with a log burning stove. A broad archway and a small step open through into ...



The dining kitchen has a window and half-glazed door to the rear and stairs off to the first floor. There is a useful storage cupboard under the stairs. The kitchen has a range of aged pine fronted cabinets under laminate worktops with a stainless steel sink and fittings including an electric oven, hob and cooker hood, a concealed fridge, freezer and dishwasher.

First Floor

The staircase from the dining kitchen rises up to a split-level galleried landing with fire doors opening to...



The master bedroom is a double with a window to the front and polished pine floor. The second bedroom is a twin bedroom with a window to the rear and a recessed wardrobe with shelves which also houses the airing cupboard with a cold water tank and a hot water cylinder with immersion heater.

The bathroom also lies off the first floor landing and is half tiled and fitted with a modern white suite including a panel bath with a Mira Sport shower over, a WC with concealed cistern and a basin with vanity unit beneath. Window to rear.



Outside

To the front of the cottage is a pretty, enclosed garden with a paved patio area immediately in front of the house which catches the morning sun and has a long lawn setting the house well back from the pavement.



To the rear of the cottage is a raised deck with stone steps that catches the afternoon sun. a path runs along the rear of the terrace and offers access to a brick store with a green door on the end of the terrace (7' x 5' internal) facing onto a side road. This store is useful for a lawnmower and garden tools plus solid fuel.





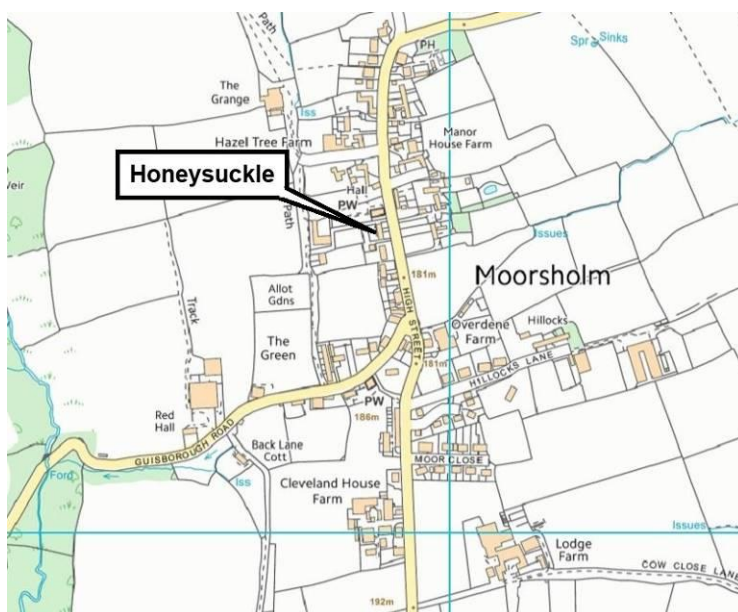
GENERAL REMARKS AND STIPULATIONS

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

Directions: From Whitby head towards Guisborough on the A171. Turn off the main road at Freebrough Hill, where signed for Moorsholm. Drive into the village and No.20 lies on your left adjacent to the Bistor, just before the church. See also location plans.

Services: The property is understood to be connected to mains water, electricity and drainage. The cottage has electric storage heaters and a hot water cylinder with immersion heater.

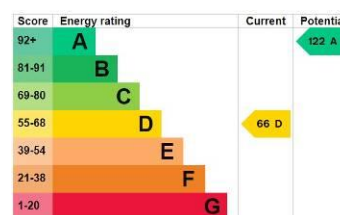
Council Tax: The property is band 'B' for Council Tax. Approx £1,886 payable for 2025-6. Redcar & Cleveland Council. Tel: 01642 774 774.



Post Code: TS12 3JH **Tenure:** Freehold

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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