



HENDERSONS

## WHEATSHEAF COTTAGE, ,WHITBY

Guide Price £445,000



## ABOUT THIS PROPERTY

With character, off-street parking, 4 bedrooms and a wonderful rear garden - this is a truly desirable stone-built cottage. Being located in the picturesque village of Egton, this is a nicely positioned property close to village amenities. The North Yorkshire Moors village of Egton is situated just 5 miles West of Whitby and this is an area ideal for picnics, walks and admiring the beautiful country views. The ground floor comprises an entrance hall opening into the living space which is made up of a lounge and a kitchen/diner which has a Belfast style sink set within wooden base units, wall cupboards, a Rayburn cooker and space for a fridge and standard oven. Steps rise, from in-between the lounge and kitchen/diner, to the first floor level. Here you will find 2 generous double bedrooms which both have the benefit of en-suite shower rooms. There is a further double bedroom to the second floor, a large landing, a bathroom with a modern white suite and a single bedroom. The cottage is warmed by oil central heating which is provided via the Rayburn oven within the kitchen. There are Chrome heated towel rails to the en-suite shower rooms and a working open fire is the focal point of the lounge. Charming features include beams to the ceilings and an attractive cast iron fireplace with wooden surround set within the lounge. Parking will not be an issue - as a wall is going to be built in front of the front garden creating designated parking for 2/3 vehicles. Externally the property continues to impress with a raised, lawned area, picnic bench and a stone steps/ a pathway leading up to the cottage's front door. The rear garden is accessed via a door from the small landing which sits between the ground and first floor. Steps descend into the space which boasts lovely seating areas, easy to maintain gravelled areas and a table-tennis table - all enclosed by tall hedges. This area will be easy to take care of and provides a perfect space for sitting out and relaxing. Are you looking for a beautifully maintained cottage in a sought-after village location to use as a second home or permanent residence? Or a potentially high on yo

### Key information about this property...

EPC Rating: E

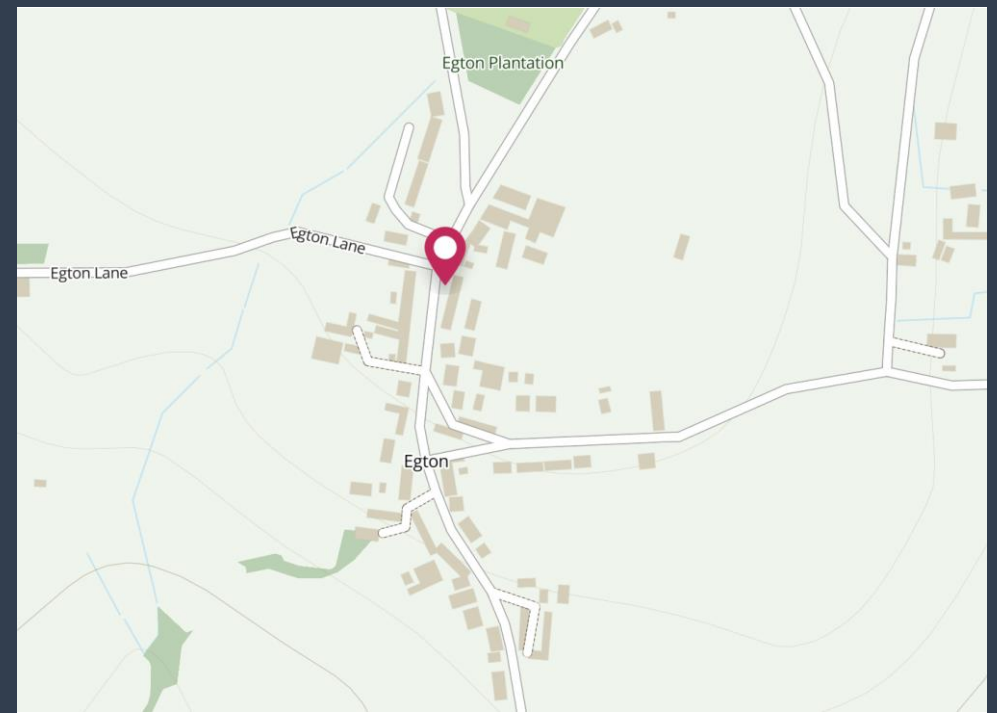
Council Tax Band: N/A

Property Tenure: Freehold

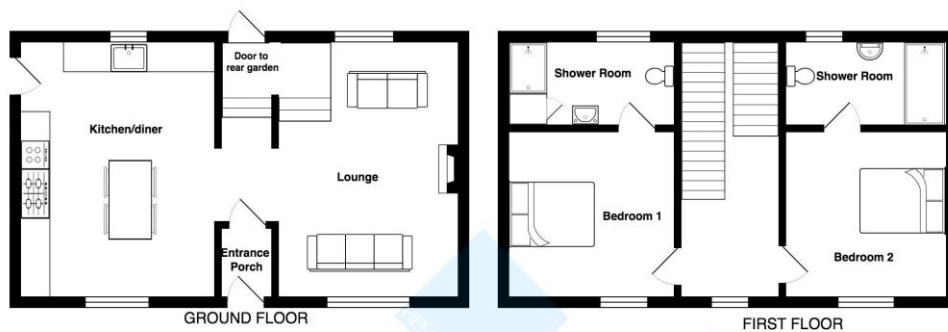
Property Reference: 5461

Services: All mains connected except Gas



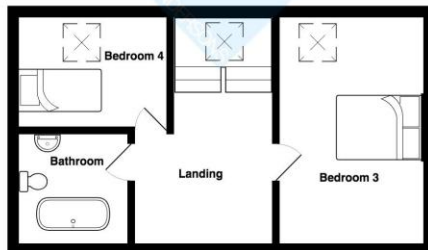


**Want to book a viewing of this property call  
one of our property advisors on 01947 60 26 26  
Monday to Friday – 9am to 5.30pm  
Saturday – 9am to 4pm**



GROUND FLOOR

FIRST FLOOR



SECOND FLOOR

All measurements are approximate and for display purposes only

Total Area: 136.4 m<sup>2</sup> ... 1468 ft<sup>2</sup>



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YO21 3BA  
Company No: 09395331 VAT No: 208959178

