

HUNTERS[®]

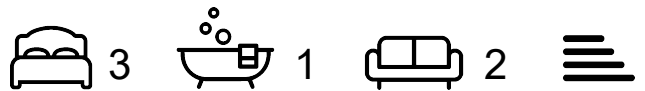
HERE TO GET *you* THERE



Moor Lane

East Ayton, Scarborough, YO13 9EW

£500,000



This charming three-bedroom detached cottage is situated in the picturesque village of Ayton, offering a unique opportunity to acquire a property currently running as a successful holiday let. The cottage is set on expansive grounds, providing potential for further development (subject to planning). It also comes with a hot tub and parking to the front, adding to its appeal.

The property features a spacious kitchen/diner, perfect for family gatherings, and a second reception room with a WC, which could easily be converted into a fourth bedroom if desired. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, all exuding character and charm throughout.

Ayton is a charming village located just a few miles north of Scarborough, in North Yorkshire, offering a peaceful escape with easy access to the coast and surrounding countryside. Known for its picturesque setting, Ayton lies at the edge of the North York Moors National Park, providing stunning views, scenic walking trails, and a tranquil atmosphere.

Whether you're looking for a permanent residence or to continue the successful holiday let business, this attractive home offers versatility and potential. The idyllic location, combined with its spacious layout and character-filled interiors, makes it a fantastic investment in a highly sought-after area.



AGENT NOTE
This property is currently ran as a holiday let.

HMRC
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service

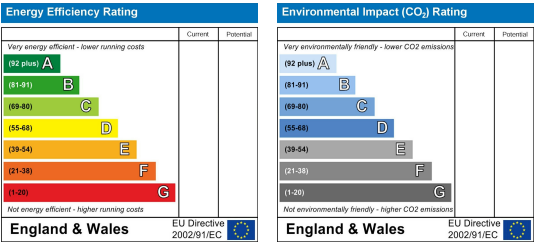
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.