



01947 601301

SUNDIAL COTTAGE, GOATHLAND

4 BED CHARACTER
PROPERTY



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PROPERTY FEATURES

- Period stone house with landscaped gardens
- Beautifully presented throughout with character features, including beamed ceilings & mullion windows
- 2 reception rooms with fireplaces and views over the gardens
- 4 bedrooms with 3 bathrooms and a downstairs WC
- Ample off-street parking on a gravelled driveway
- Large garden with terraces for outside seating and a summerhouse
- Idyllic location on the edge of the village surrounded by the moors

Type: **CHARACTER PROPERTY**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **3**

Reception Rooms: **2**

Parking: **DRIVEWAY**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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SUNDIAL COTTAGE, GOATHLAND - 4 bed Character Property - £450,000

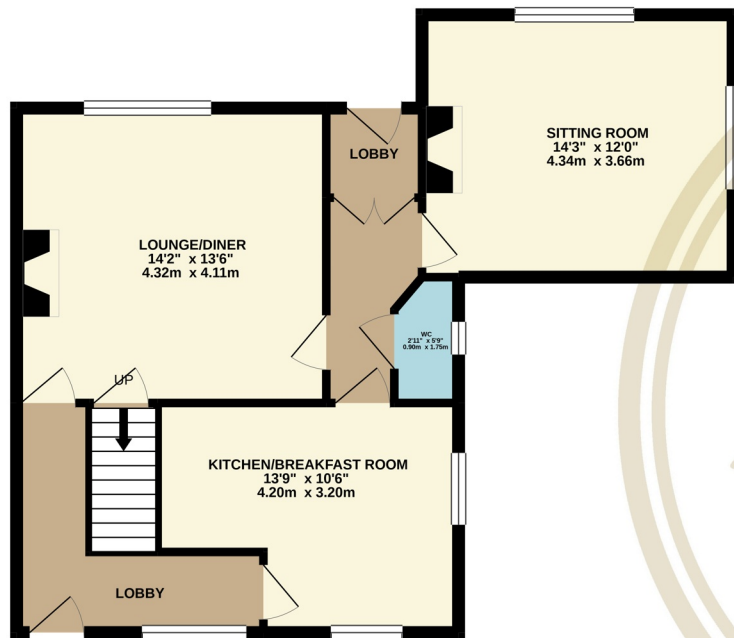


Hope & Braim are delighted to present Sundial Cottage in The Orchards, Goathland to the market. These stone houses with their tranquil gardens and private road are the ideal location for those wanting to escape modern life and relax in beautiful surroundings. Sundial cottage is an end of terrace house on a terrace of three in a cluster of eight houses off a private and gated road on the edge of this popular Moors Village. The cottage has been lovingly refurbished and benefits from an earlier ground floor extension, giving a second reception room and over 1,300 sq ft of accommodation spread over the three floors. Downstairs there is a boot room/lobby leading through to the breakfast kitchen at the front of the property, whilst at the back are the two reception rooms, both with fireplaces and leaded windows that overlook the gardens. Upstairs there are two double bedrooms on the first floor, one with an en-suite shower room and a separate family bathroom with both a shower and a roll top bath that boasts views over the surrounding countryside. On the top floor there are a further two bedrooms in the eaves of the roof that share a Jack-and-Jill shower room. Outside to the front of the house is a gravelled driveway providing ample off-road parking and on the other side of the access road is an orchard. To the rear is a stunning garden that has been beautifully landscaped and has a 12' x 12' octagonal summerhouse and terraces.

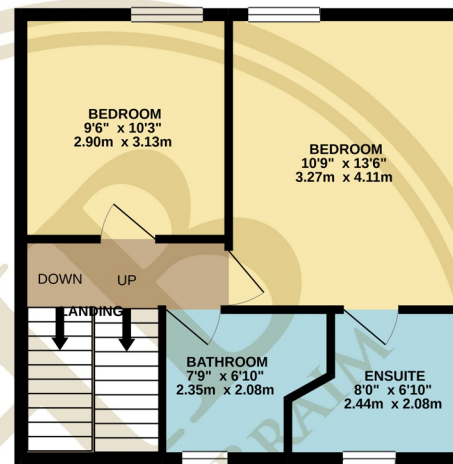


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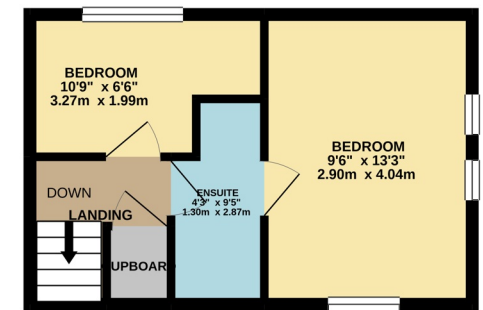
GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



2ND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 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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Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.