



01947 601301



PROVIDENCE COTTAGE,  
UGGLEBARNBY

3 BED COTTAGE



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## PROPERTY FEATURES

- Detached Stone Cottage with Rural Views
- Period Features including Fireplaces & Beamed Ceilings
- 2 Reception Rooms & Separate Kitchen
- 3 Double Bedrooms & Family Bathroom
- Oil Central Heating & Double-Glazing Throughout
- Terraced Garden & Parking for 2 Cars

Type: COTTAGE  
Availability: FOR SALE  
Bedrooms: 3  
Bathrooms: 1  
Reception Rooms: 2  
Parking: OFF ROAD PARKING  
Outside Space: GARDEN  
Tenure: FREEHOLD

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PROVIDENCE COTTAGE, UGGLEBARNBY - 3 bed Cottage - £319,000



Hope & Braim are delighted to present Providence Cottage in Ugglebarnby to the market. This charming stone cottage sits high above the Esk Valley that affords it stunning views across the surrounding fields and Moors beyond. With its thick stone walls and beamed ceilings this cottage exudes period charm inside and has a sheltered terraced garden and parking outside. The accommodation is over three floors with two reception rooms and a separate kitchen downstairs and three bedrooms and a family bathroom on the upper floors. There is a cosy lounge with a log burning stove and a dining room that has a beamed ceiling and windows that have views. The kitchen has fitted cabinets with integrated appliances and a large window in the gable end that again has views across the valley. On the first floor there are two double bedrooms and the bathroom which has a three-piece bathroom suite. The loft space has been converted into the largest bedroom and has exposed crux beams and two Velux Windows that flood the room with natural light and afford views of the neighbouring Church. The property has been well-maintained and benefits from having oil central heating and double-glazing throughout. Outside there is a terraced garden with a patio and a lawned garden with planted borders that are full of colour during the summer. Across the road there is a hard standing that offers off-street parking for two cars. If you are looking for a period home with views Providence Cottage is worth a visit.



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TOTAL FLOOR AREA : 1171 sq.ft. (108.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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