



01947 601301



AINTHORPE FARM COTTAGE, AINTHORPE

3 BED COTTAGE



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PROPERTY FEATURES

- Stone Cottage with Garden & Parking
- Open Plan Kitchen/Diner with Integrated Appliances
- Lounge with Patio Doors onto a Terrace
- 3 Bedrooms, Modern Bathroom & Downstairs WC
- Electric Heating & Double-Glazing Throughout
- Private Garden & Terrace within a Courtyard
- Off-Street Parking for 2 Vehicles
- Located within the Heart of the NYMNP

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

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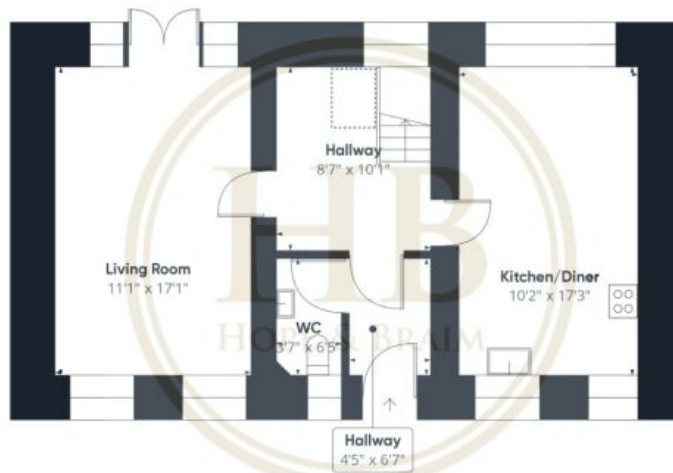
AINTHORPE FARM COTTAGE, AINTHORPE - 3 bed Cottage - £350,000



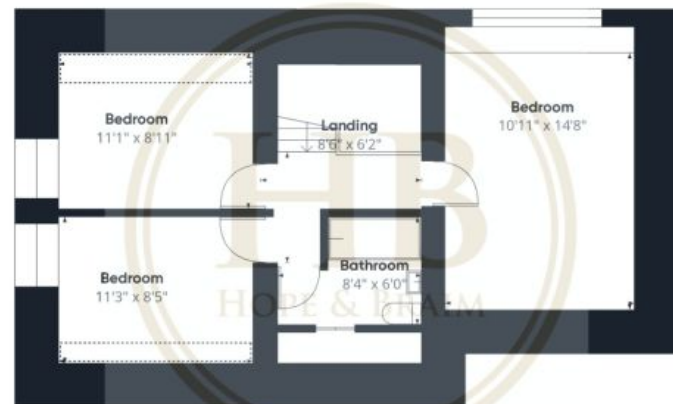
Hope & Braim are delighted to present Ainthorpe Farm Cottage in Ainthorpe to the market. Attached to Ainthorpe Farmhouse is this charming stone cottage that has a private garden and parking located in the heart of the North York Moors National Park. What was formerly a barn that housed farm machinery and agricultural labourers above has been converted into a dwelling that has recently been used as holiday accommodation. The accommodation is surprisingly spacious helped by the large glazing that floods the cottage with plenty of natural light and boasts views over the surrounding countryside. There is a central entrance hall with a downstairs WC, a spacious lounge with patio doors onto the sheltered sun terrace at the back, and an open plan kitchen/diner with fitted cabinets and integrated appliances. Upstairs there are three bedrooms and a modern bathroom with a three-piece suite comprising a shower over the bath, a wash hand basin and WC. The property benefits from having thick stone walls, electric heating, and timber framed double-glazing throughout. Outside there is a cottage garden partly bordered by a white picket fence to the front where there is also a graveled parking bay with space for two cars. The gated courtyard at the rear of the cottage belongs to "The Hideaway", the neighbouring barn conversion, but Ainthorpe Farm Cottage does have a terrace accessed from the patio doors and with a wrought iron fence. This property is suited as either a permanent residence or holiday home that is well-served by village amenities including pubs, cafes and nearby shops.



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Floor 0



Floor 1



Approximate total area⁽¹⁾
1020.83 ft²

Reduced headroom
38.83 ft²

(1) Excluding balconies and terraces

Reduced headroom:
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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