

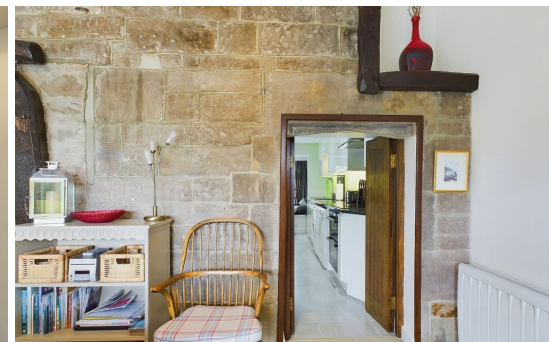


01947 601301



TOAD HALL COTTAGE, GLAISDALE

2 BED COTTAGE



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PROPERTY FEATURES

- Character Cottage with Stunning Views
- Modern Kitchen with High-Gloss Cabinets
- Lounge with Exposed Stonework & Beamed Ceiling
- Electric Log-Effect Stove & Modern Electric Heaters
- Patio Doors onto a Sun Terrace with Views
- 2 Double Bedrooms & Downstairs Bathroom
- Large Lawned Garden with Terraces
- Idyllic Village in the North York Moors National Park

Type: **COTTAGE**

Availability: **FOR SALE**

Bedrooms: **2**

Bathrooms: **1**

Reception Rooms: **1**

Parking: **OFF ROAD PARKING**

Outside Space: **GARDEN, TERRACE**

Tenure: **FREEHOLD**

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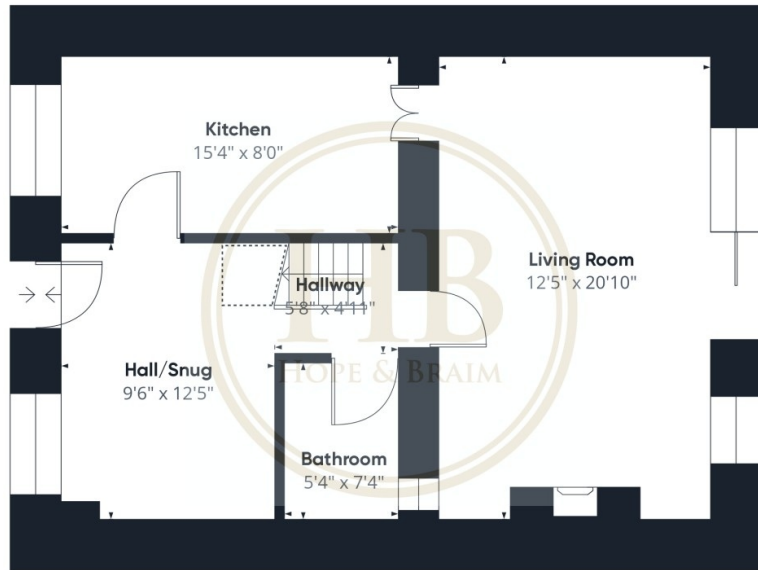
TOAD HALL COTTAGE, GLAISDALE- 2 bed Cottage -£307,500



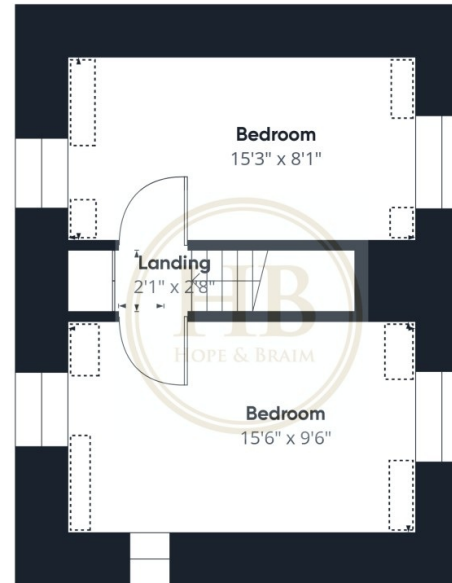
Hope & Braim are delighted to present Toad Hall Cottage in Glaisdale to the market. Nestled within a terrace of period properties is this surprisingly spacious cottage that has a large garden and stunning views of the surrounding countryside. The origins of the name are not known but the cottage certainly has plenty of character with period features such as exposed stonework and beamed ceilings. The property has been extended the full width of the property to the rear which has doubled the downstairs, and the patio doors lead out onto the sun terrace and garden beyond. There is a hall that doubles as either another reception room or could be a third bedroom with a sofa bed in place. The kitchen is a modern affair with high gloss cabinets, integrated appliances and granite worktops, plus there is a seating nook tucked within the bay window. At the back of the cottage is the spacious lounge that has a vaulted ceiling and a fireplace with a electric log-effect stove, but the main feature are the patio doors that boast those stunning views. The bathroom is downstairs and has a modern bathroom suite with a tiled floor and underfloor heating, which is also in the kitchen. Upstairs there are two double bedrooms, both with dormer windows front and rear. Outside there is a large rear garden that has two patios with steps leading down to a lawn, whilst to the front there is parking for one car. The cottage is currently a private holiday home and would be suited as either holiday accommodation or as a permanent residence. Glaisdale is a well-served village with having a Village Shop with Post Office, Butchers and a pub, and lots of lovely walks from the doorstep.



TOAD HALL COTTAGE, GLAISDALE- 2 bed Cottage -£307,500



Floor 0



Floor 1

Approximate total area⁽¹⁾
88.79 ft²

Reduced headroom
37.83 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.

GIRAFFE360

Energy Efficiency Rating		
Best energy efficient - lower running costs	Current	Potential
A [95-100]		
B [80-95]		
C [65-80]		
D [55-65]		
E [45-55]		
F [35-45]		
G [1-35]		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

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We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

