



01947 601301



CHURCH VIEW, EGTON

3 BED COTTAGE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Grade II Listed Cottage with Stunning Views
- Period Features including Stripped Pine Floors & Beamed Ceilings
- Lounge with Log Burner & Kitchen/Diner
- 3 Bedrooms & Modern Shower Room
- Oil Central Heating with Antique Radiators
- Large Garden with Timber Outbuildings
- Close to Village Amenities including Primary School, GP Surgery & Pubs

Type: **COTTAGE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **1**

Reception Rooms: **1**

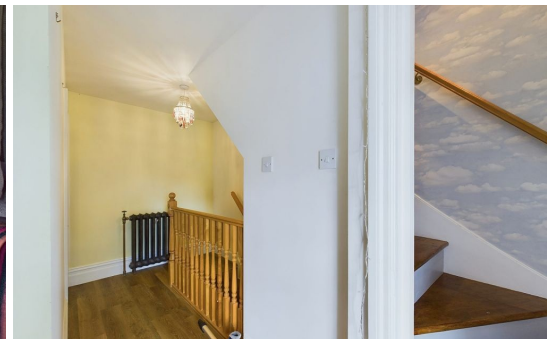
Parking: **ON ROAD PARKING**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

01947 601301

www.hopeandbraimstateagents.co.uk



CHURCH VIEW, EGTON- 3 bed Cottage -£345,000



Hope & Braim are delighted to present Church View in Egton to the market. Church View is a Grade II Listed cottage with a large garden and stunning views overlooking the Esk Valley located on the edge of the village within the North York Moors National Park. The property has an attractive stone façade with herring bone dressed stone under a pan tiled roof, whilst inside there are period features throughout including fireplaces and beamed ceilings. There is a spacious lounge that has a log burning stove, stripped pine floors and windows to the front and rear that flood the room with natural light. A rear extension houses the kitchen/diner that has bespoke cabinets with solid Oak worktops, space for a cooker range and a dining table. Adjoining the kitchen is a small room that is currently used as a third bedroom but could be a home office. Upstairs there is a bedroom and modern shower room on the first floor and another bedroom within the roof space with exposed beams and Velux windows. The property benefits from having oil central heating with antique radiators throughout. Outside there is a garden to the front and a larger garden to the rear that has timber outbuildings and stone-flagged paths. The cottage is part of a terrace of three stone dwellings with Church View being at the end of the terrace.



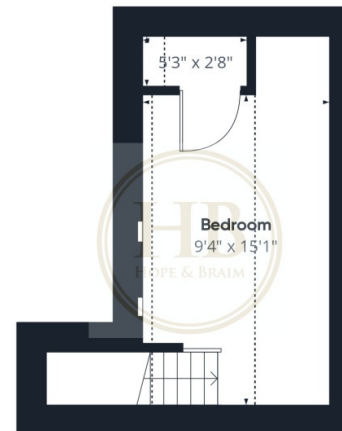
CHURCH VIEW, EGTON- 3 bed Cottage -£345,000



Floor 0



Floor 2



Floor 3

Approximate total area⁽¹⁾

806.43 ft²

Reduced headroom

99.46 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

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.

