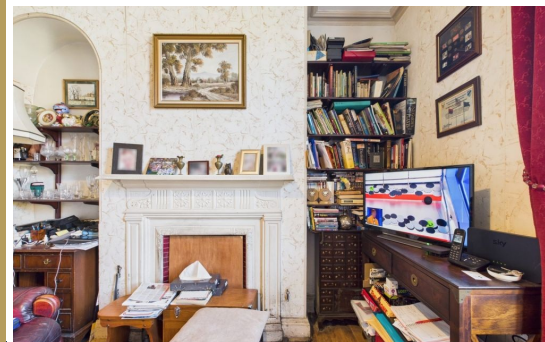




01947 601301

18 THE CARRS, BRIGGSWATH

2 BED COTTAGE



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PROPERTY FEATURES

- Former Railway Cottage with a Riverside Garden
- Lounge with Fireplace & Kitchen/Diner
- 2 Double Bedrooms & Upstairs Bathroom
- Gas Central Heating & Double-Glazing
- Period Home in Need of Refurbishment
- Yard & 35m Long Garden down to the River Esk
- Potential to Build a Garage or create Off-Street Parking

Type: COTTAGE

Availability: FOR SALE

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

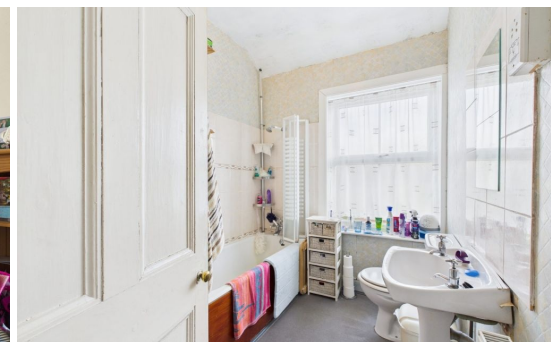
Parking: ON ROAD PARKING

Outside Space: GARDEN

Tenure: FREEHOLD

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18 THE CARRS, BRIGGSWATH- 2 bed Cottage -£250,000



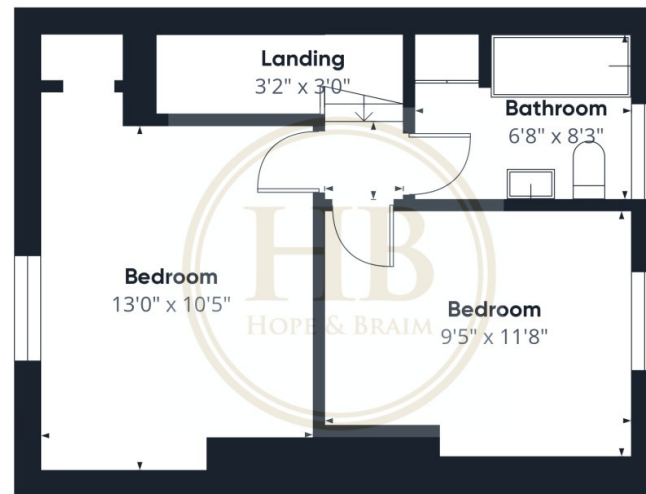
Hope & Braim are delighted to present 18 The Carrs in Briggswath to the market. This former railway cottage has a large rear garden that runs down to the river, and it enjoys an idyllic setting at the bottom of the village close to the garden centre and church. The middle of three cottages on the terrace, all built from Grosmont Brick and having slate roofs and share rear access to the private yards and gardens. The cottage is a traditional two up, two down, and still retains some period features including a Victorian Fireplace and decorative ceiling moldings in the front room, whilst having modern gas central heating and double-glazing throughout. At the back there is an open plan kitchen/diner with understairs storage and a part-glazed door leading out to the rear yard. Upstairs there are two double bedrooms and a bathroom with a three-piece bathroom suite comprising a bath, wash hand basin and WC. There is a walled yard directly outside the kitchen, then there is the access road and then the thirty-five-metre-long garden that leads down to the River Esk. Both neighbouring cottages have built garages so there is potential to do the same along with the need to refurbish the cottages interior and landscape the garden. We feel the garden will be a major attraction for this property as few homes have such a large plot, especially with the rare bonus of river frontage.



18 THE CARRS, BRIGGSWATH- 2 bed Cottage -£250,000



Floor 0



Floor 1



Approximate total area⁽¹⁾
672.75 ft²

(1) Excluding balconies and terraces

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.

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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.

