



01947 601301



HIGH VIEW COTTAGE, GLAISDALE

3 BED COTTAGE



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PROPERTY FEATURES

- Charming Stone Cottage with Rural Views
- Lounge with Log Burner & French Doors to the Garden
- Second Reception Room that Offers Flexibility
- Kitchen with Fitted Cabinets, Beech Worktops & Ceramic Sink
- Utility Room & Downstairs WC
- 3 Bedrooms & 3 Bathrooms, including an En-Suite
- Oil Central Heating & Timber-Framed Double-Glazing
- Enclosed Rear Garden with Terrace & Parking

Type: **COTTAGE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **3**

Reception Rooms: **2**

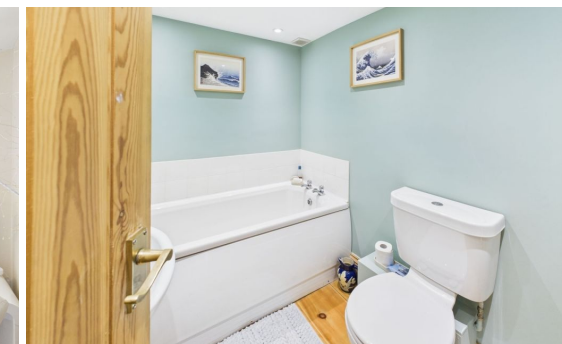
Parking: **ALLOCATED PARKING**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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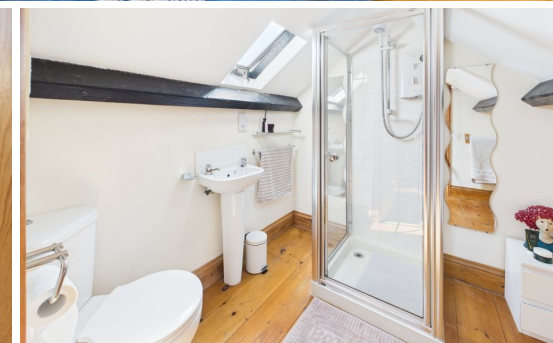
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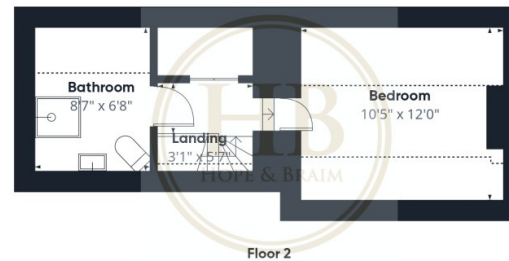
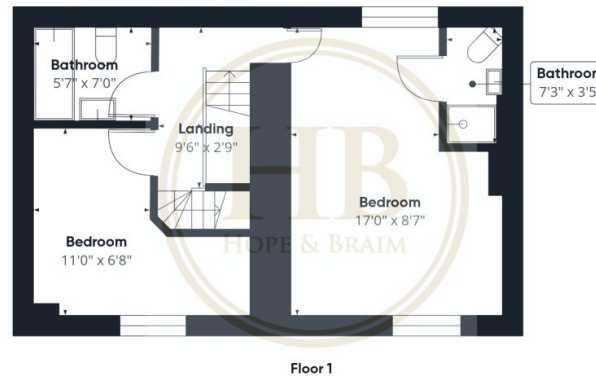
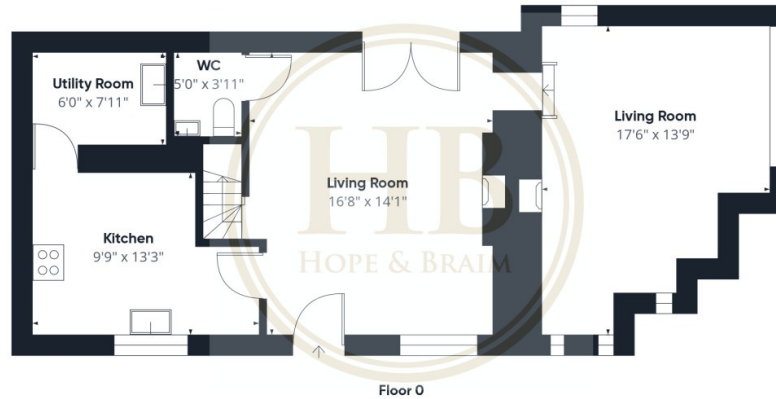
HIGH VIEW COTTAGE, GLAISDALE- 3 bed Cottage -£325,000



Nestled within the picturesque village of Glaisdale in the heart of the North York Moors National Park, this enchanting stone cottage offers a rare opportunity to acquire a property steeped in local history. Once the beloved village public house known as The Mitre, this characterful residence has been thoughtfully transformed into an exceptional family home whilst retaining its inherent charm and period features. The welcoming accommodation comprises a delightful lounge featuring an inviting log burner and French doors opening onto the garden, creating seamless indoor-outdoor living. A second reception room provides valuable flexibility for family life or home working requirements. The well-appointed kitchen boasts fitted cabinets, quality beech worktops, and a traditional ceramic sink, complemented by a practical utility room and convenient downstairs WC. Upstairs, three comfortable bedrooms are served by three bathrooms, including a luxurious en-suite facility, ensuring both comfort and privacy for residents and guests alike. Oil central heating and timber-framed double-glazing provide modern efficiency whilst preserving the property's authentic character. The enclosed rear garden offers a peaceful retreat with established terrace areas perfect for alfresco dining, whilst off-road parking provides practical convenience. The setting is simply sublime, with stunning rural views across the surrounding moorland countryside. Glaisdale village offers excellent community amenities whilst providing easy access to the extensive network of walking trails and natural beauty for which the North York Moors are renowned. This unique property represents an exceptional opportunity to embrace the quintessential Yorkshire Dales lifestyle in a home of genuine character and distinction.



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Approximate total area⁽¹⁾
1273 ft²

Reduced headroom
89 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
101-121	B		
82-100	C		
63-81	D		63
43-62	E		
23-42	F		
3-22	G	22	
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. 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.

