



01947 601301

14 ESKDALESIDE, SLEIGHTS

4 BED COTTAGE



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PROPERTY FEATURES

- Detached Cottage with Gardens & Garage
- Spacious Living with 3 Reception Rooms
- Galley Kitchen & Breakfast Room with Views
- 4 Bedrooms, Study & 2 Bathrooms
- Gas Central Heating & Double-Glazing Throughout
- Integral Garage & Additional Off-Street Parking
- Garden with Lawn & Sun Terrace with Pagoda
- Close to Village Amenities including Pub, Shop & GP Surgery

Type: **COTTAGE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

Reception Rooms: **2**

Parking: **OFF ROAD PARKING**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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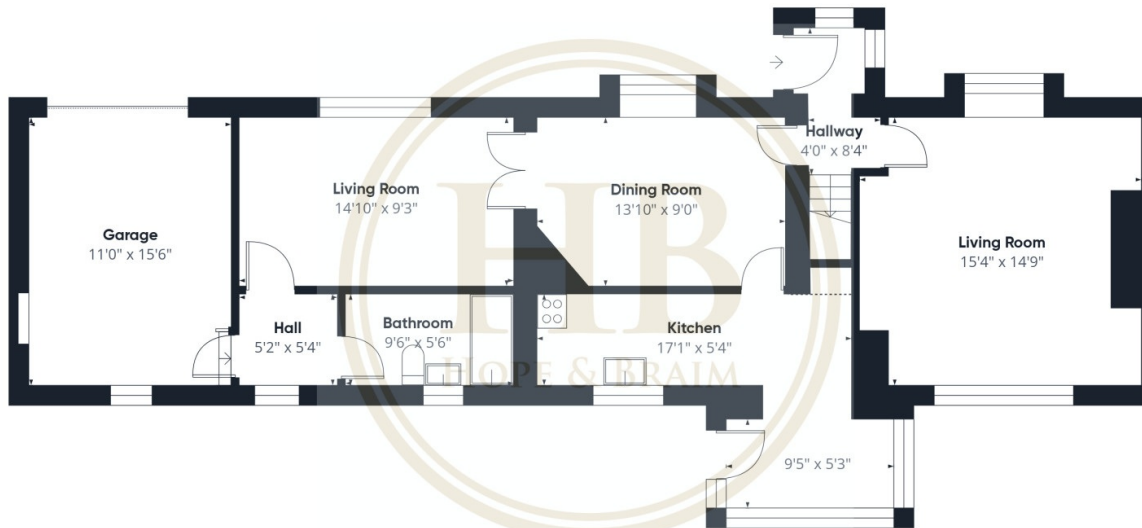
14 ESKDALESIDE, SLEIGHTS- 4 bed Cottage -£350,000



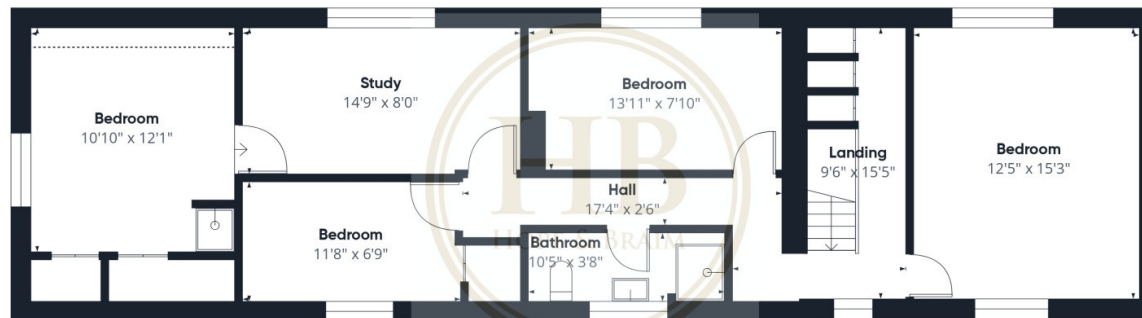
This handsome detached cottage presents a wonderful opportunity to acquire a characterful family home in an enviable edge-of-village position, where the charm of period architecture harmonises beautifully with thoughtfully considered modern extensions. Dating from the 1800s and sympathetically extended during the 1990s, the property offers versatile accommodation arranged over two floors. The ground floor provides three distinct reception rooms, affording excellent flexibility for family living and entertaining, whilst a galley kitchen opens to a breakfast room where windows frame pleasing views across the surrounding landscape. A ground floor bathroom adds welcome convenience to the layout. Upstairs, four well-proportioned bedrooms are complemented by a dedicated study and a further bathroom, ensuring comfortable family accommodation. Throughout, the benefits of gas central heating and double-glazing provide modern comfort within these characterful walls, whilst the integral garage offers valuable parking and storage, supplemented by additional off-street parking at the end of the garden. The gardens prove particularly appealing, with established lawns providing space for outdoor pursuits and a sun terrace crowned by an attractive pagoda, creating an idyllic spot for alfresco dining whilst enjoying the peaceful surroundings. The westerly aspect ensures the garden captures the afternoon and evening sun, perfect for those longer summer days. The village itself offers excellent day-to-day amenities, including a welcoming public house, local shop and GP surgery, all within easy reach, whilst the property's position on the very edge of the North York Moors National Park promises immediate access to some of Yorkshire's finest walking country. The dramatic moorland landscapes, picturesque valleys and historic market towns of this magnificent National Park lie quite literally on the doorstep, offering an exceptional quality of life for those seeking the perfect balance between convenience and countryside.



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Floor 0



Floor 1



Approximate total area⁽¹⁾

1788 ft²

Reduced headroom

14 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.

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