



Ivy Cottage Castlegate, East Ayton, Scarborough YO13 9EJ
Guide Price £375,000



- FOUR BEDROOM DETACHED COTTAGE WITH DETACHED STUDIO
- THREE RECEPTION ROOMS PLUS STUDY ROOM
- EN-SUITE TO THE MASTER BEDROOM
- OFF-STREET PARKING, DOUBLE GARAGE & GARDENS
- SOUGHT AFTER LOCATION WITHIN THE VILLAGE OF EAST AYTON
- OFFERED WITH NO ONWARD CHAIN

Within the idyllic village of EAST AYTON is this SIZEABLE THREE BEDROOM COTTAGE. Offering GENEROUS LIVING ACCOMMODATION with a DETACHED STUDIO the property benefits from THREE RECEPTION ROOMS, an EN-SUITE TO THE MASTER, OFF-STREET PARKING, DOUBLE GARAGE and GARDENS.

Early internal viewing is a must in order to fully appreciate the space and location this sizeable cottage has on offer. The accommodation comprises internally on the ground floor; entrance hall with stairs up to the first floor, sitting room, formal dining room, study room with understairs storage, light and airy conservatory and a kitchen fitted with a range of units. To the first floor lies a landing, master bedroom with an en-suite, two further bedrooms and a shower room. Externally, the property provides generous grounds complete with off-street parking and a double garage.



Occupying a secluded position within the highly desirable village of East Ayton, the village provides amenities such as a eateries, a petrol station/convenience store and local sports fields. The property provides great transport links to Scarborough and Pickering.



ACCOMMODATION:

GROUND FLOOR

Entrance Hall

10'5" x 6'2"

Sitting Room

22'3" max x 12'1"

Dining Room

19'8" max x 14'9"

Study

15'1" max x 9'10" max

Conservatory

11'5" max x 11'1" max

Kitchen

15'8" x 9'6"

FIRST FLOOR

Landing

9'6" max x 6'10"

Master Bedroom

15'8" max x 19'8" max

En-suite to the Master

9'10" x 5'6"

Bedroom Two

12'5" x 10'9"

Bedroom Three

11'1" max x 12'1" max

Shower Room

8'6" max x 7'10" max

OTHER:

Detached Studio

(10'2" x 8'2") x (9'10" x 9'10")

Details Prepared

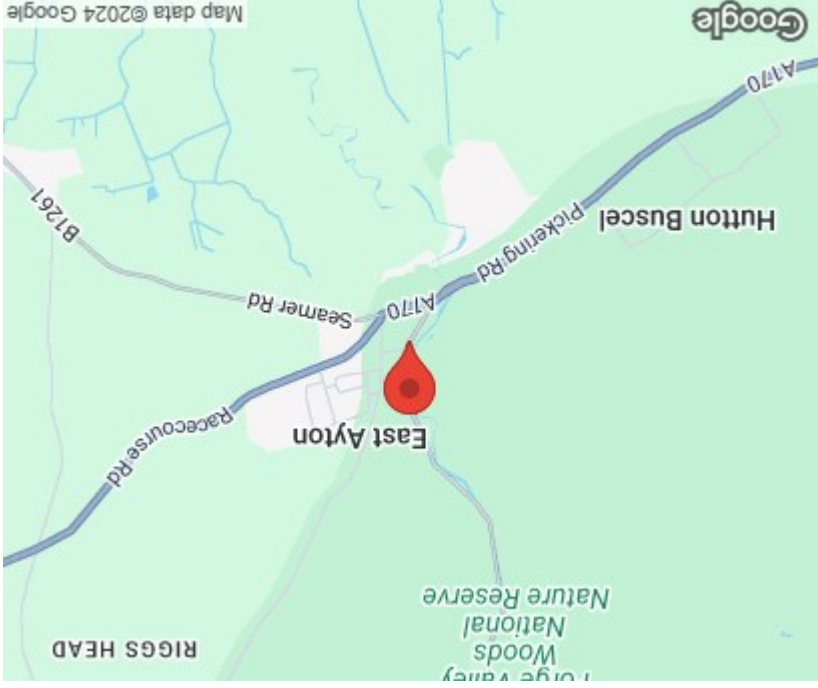
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Interested? Get in touch:

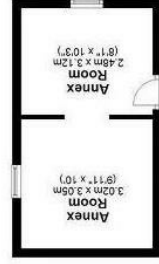
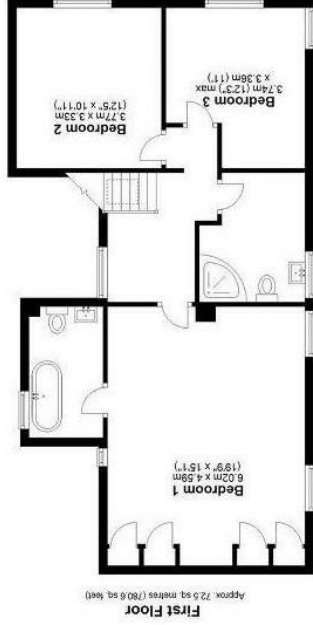
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CPH



England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	Potential
Environmental Impact (CO ₂) Rating	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
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	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	Potential
Energy Efficiency Rating	



Total area: approx. 194.4 sq. metres (2092.6 sq. feet)

Ivy Cottage, East Aylton



NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

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