



Shortgate Cottage, Wrench Green, Hackness, Scarborough, YO13 9AB

Price Guide £280,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- STONE-BUILT TWO BEDROOM DETACHED RESIDENCE
- COURTYARD GARDEN AND OFF-STREET PARKING
- IS WITHIN THE HAMLET OF WRENCH GREEN CLOSE TO HACKNESS VILLAGE
- BREATHTAKING VIEWS OVER THE NORTH YORK MOORS NATIONAL PARK
- OFFERED WITH NO ONWARD CHAIN

CPH are delighted to be presenting to the market, SHORTGATE COTTAGE. Nestled within the hamlet of WRENCH GREEN close to HACKNESS VILLAGE is this STONE BUILT, TWO BEDROOM DETACHED RESIDENCE which enjoys spectacular views over the surrounding NORTH YORK MOORS NATIONAL PARK, COURTYARD GARDEN and OFF-STREET PARKING.

Located on the edge of Wrench Green in the national park within good commuter distance of Scarborough, this stone built cottage offers accommodation comprising on the ground floor; generous lounge with stairs up to the first floor and fireplace and a spacious kitchen/diner fitted with a range of units. To the first floor lies a landing, two bedrooms and a bathroom. External to the property lies a pebbled courtyard garden with breath-taking views over the nearby scenery and off-street parking.

Wrench Green is a small hamlet located a mile from the village of Hackness on the southern edge of the North York Moors National Park, home to an excellent primary school. Nearby Dalby Forest offers miles of walking and cycling trails and the popular seaside town of Scarborough is within six miles, providing an array of amenities, including the railway station, and annual festivals.

Early internal viewing comes highly recommended for this cottage, which is packed with character including exposed beams and vaulted ceilings. To arrange a viewing please contact CPH today on 01723 352235.





ACCOMMODATION

GROUND FLOOR

Lounge

22'11" x 17'4" max

Kitchen

17'8" x 14'9"

FIRST FLOOR

Landing

11'5" x 7'6" plus 9'6" x 7'10"

Bedroom One

18'0" x 7'10"

Bedroom Two

8'6" x 7'6"

Bathroom

7'2" x 5'10"

Details Prepared

PFTL/010824

EPC

Band D - 67 with a potential of a Band A 104



Interested? Get in touch:

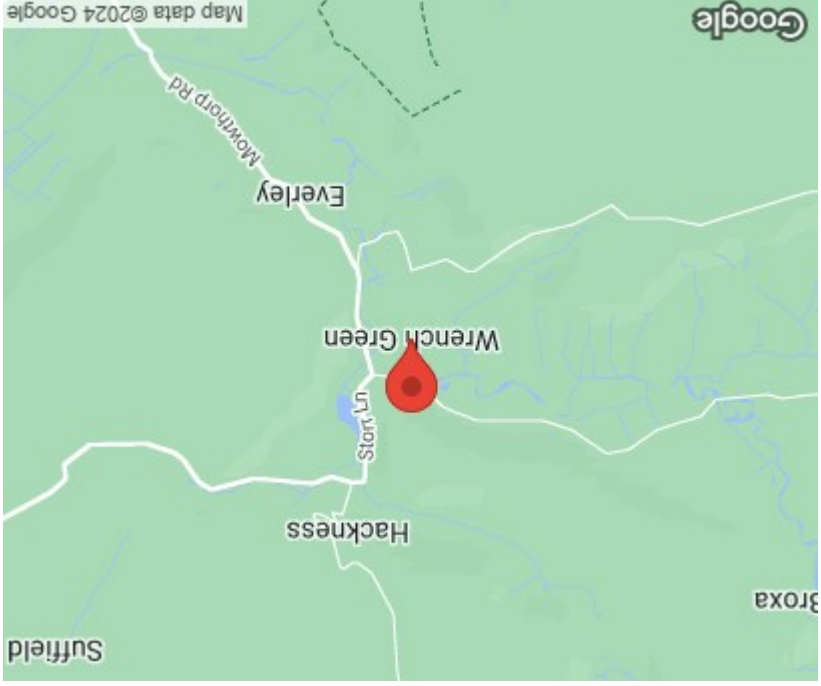
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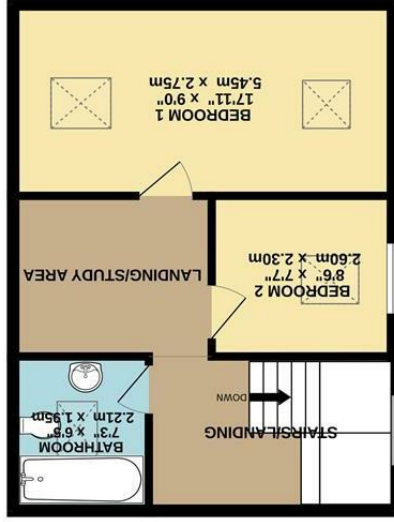
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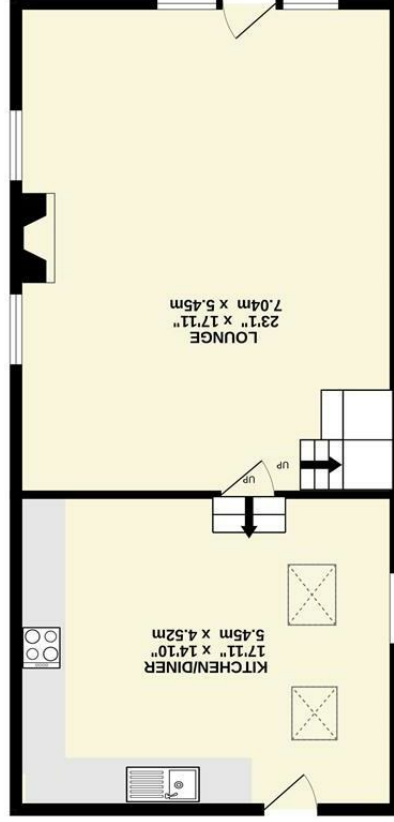


England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Current	Potential



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Measure ©2024

TOTAL FLOOR AREA: 1098 sq.ft. (102.0 sq.m.) approx.



CPH Property Services
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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