



40 Castlegate, East Ayton, Scarborough YO13 9EJ
Offers In The Region Of £200,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- IDYLIC TWO BEDROOM PERIOD COTTAGE
- BREATH TAKING OPEN ASPECT VIEWS
- PRIVATE COTTAGE STYLE GARDEN & WORKSHOP/STORE
- NO ON-WARD CHAIN
- POPULAR EAST AYTON LOCATION

Nestled in the charming village of East Ayton, Scarborough, this idyllic period cottage offers a delightful blend of character and modern living. With breathtaking open aspect views, the property is perfect for those seeking a tranquil retreat.

The cottage features two spacious reception rooms, providing ample space for relaxation and entertaining. The separate lounge is a cosy haven, while the dining area is ideal for family meals or gatherings with friends. The substantial kitchen/breakfast room is a highlight, boasting double doors that lead to a private rear garden, complete with a summerhouse—perfect for enjoying the outdoors in comfort.

The property comprises two well-proportioned double bedrooms, ensuring a restful night's sleep, and a family bathroom that caters to all your needs.

Located in the popular village of East Ayton, this cottage is not only a wonderful home but also presents an excellent opportunity as a holiday let or second home. With its picturesque surroundings and convenient access to local amenities, this property is sure to appeal to those looking for a peaceful lifestyle in a beautiful setting.

Do not miss the chance to make this charming cottage your own.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

GROUND FLOOR

Living Room
14'1" x 12'9" max

Dining Room
12'9" x 10'9" max

Kitchen
20'11" x 7'6" max

FIRST FLOOR

Bedroom 1
12'5" x 10'5" max

Bedroom 2
10'5" x 7'10" max

Bathroom
9'2" x 3'11" max

Externally

To the front of the property provides breath taking open aspect views across the countryside and towards the castle. To the rear of the property a private cottage style garden awaits accessed via private store/workshop.

Details Prepared
AB190325



Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY
t. 01723 352235
e. sales@cphproperty.co.uk
www.cphproperty.co.uk

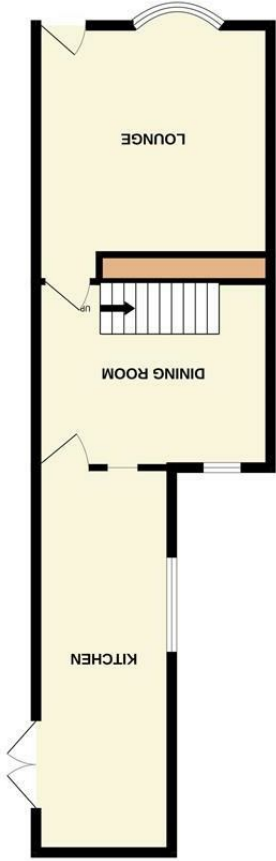
CPH

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



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 (2020).

TOTAL FLOOR AREA: 883 sq.ft. (82.0 sq.m.) approx.



GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.

