



## Hope Cottage, Brandsby Street, Crayke, York, YO61 4TB

£315,000

Hope Cottage is a delightful 3/4 bedroom cottage brimming with character, nestled in the charming village of Crayke. Situated at the foot of the Howardian Hills, it offers a picturesque backdrop and easy access to stunning countryside walks. The cottage is perfect for those seeking a peaceful retreat while still being close to local amenities and the vibrant community atmosphere. Whether you're looking for a cosy family home or a weekend getaway, Hope Cottage is a wonderful choice!

3 x Bed

1 x Bathroom

2 x Reception

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- Quaint Cottage
- 3/4 bedrooms
- Characterful property

- Beamed ceilings & log burners
- Village with views
- Cottage walled garden







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This charming 3/4 bedroom cottage retains many original features such as beams and fireplaces, complemented by modern amenities like double glazing and a heating system, making it an ideal home for various lifestyles. The property is located in the hillside village of Crayke, with beautiful countryside at your doorstep. Entering through the front door you are welcomed into a dining hall, which leads to a kitchen/diner extending across the rear of the property. There is a utility area and a downstairs W/C at the rear. Off the dining area, is a versatile room currently used as a music room. The lounge is a cosy and comfortable place to gather on an evening. To the first floor are two double bedrooms and a single bedroom, along with a bathroom. Outside are gardens at the front and rear, with seating areas that catch the morning and evening sun.

The village of Crayke is situated in the Howardian (APONB) and is set on a hillside, offering numerous breath-taking views and beautiful countryside walks right at your doorstep. The village also boasts an excellent primary school, a sports and social club, and the ever-popular Durham Ox. Crayke is located two miles from the popular market town of Easingwold, with supermarkets, a doctor's surgery, a dentist, and many other local businesses, along with a regular bus service to York City Centre. making this area appeal to a variety of purchasers.

#### Dining hall

The front composite door opens into a spacious room with a multi-fuel burner, beamed ceiling, staircase to the first floor and doors opening to

#### Kitchen/diner

This room is light an airy with three skylights and is positioned across the rear of the property with a range of wall and base units with matching work tops, electric cooker point, plumbing for a dishwasher, sink with mixer taps. There is also space for a table and chairs and a door leads onto the rear garden.

#### Utility area

The utility sits just off the rear of the kitchen and has space and plumbing for a washing machine and tumble dryer.

#### Downstairs W/C

There is a W/C with a wash hand basin off the utility area.

#### Bedroom four/office

This is a versatile room with many different uses and is currently uses as a music room.

#### Sitting room

This is a cosy room to sit and chat on an evening with beamed ceilings and a multi-fuel burner sat on a York stone hearth. Communications such as broadband, phone and television points are in this room.

#### First Floor

Stairs lead to the first floor landing which has doors leading to

#### Bedroom one

Double bedroom positioned to the front of the property with windows over looking the hills.

#### Bedroom two

Double bedroom positioned to the front of the property with windows over looking open fields and rolling hills.

#### Bedroom three

Single bedroom (currently used as a dressing room) is positioned to the rear of the property overlooking the rear garden.

#### Bathroom

White three piece suite comprise shower cubicle has a electric power shower, low level W/C, wash hand basin, tiled walls and floor and window to the rear elevation.

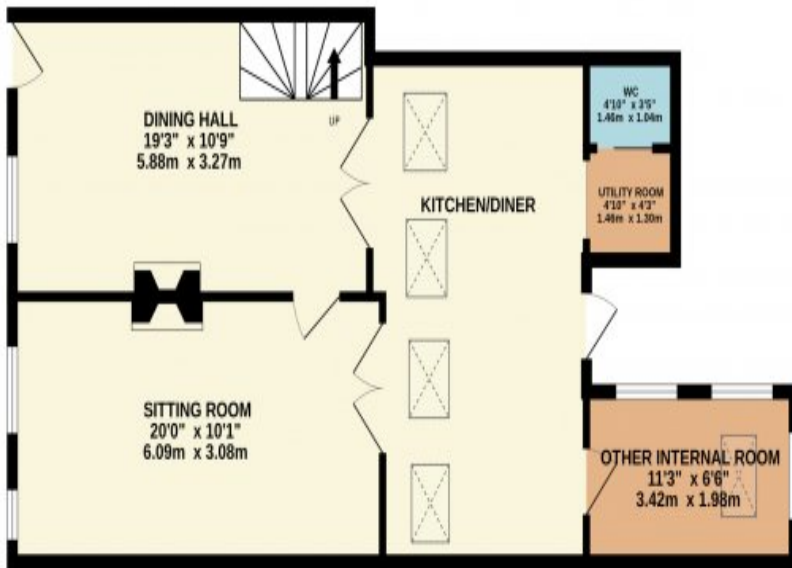
#### Front garden

The front garden is terraced with paved patio areas which pick up the morning sun, whilst a pathway leads to the front door and hedge to the perimeter.

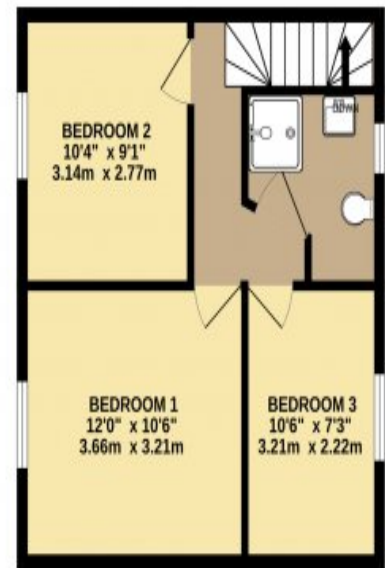
#### Rear garden

The rear is a cottage style garden area with lawn and stocked borders, also an area of hard standing for seating ideal for a barbeque or a glass of wine on an evening. There is a lockable shed, oil tank and a brick wall with a gate to the perimeter.

GROUND FLOOR  
727 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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 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.  
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