



26, Kirby Mills Road, Kirby Mills, North Yorkshire, £310,000

- 26 Kirby Mills Road Elegant & Versatile Period Property with Private Courtyard Garden

3 x Bed

1 x Bathroom

2 x Reception

Gilleards Your Personal Agent
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- Period cottage
- Late 1700's
- Blend of



- Mains gas
- Easy access to a good range of amenities
- Three bedrooms





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Property Description

26 Kirby Mills Road-Brimming with history and rustic charm, this beautifully proportioned three-bedroom home offers a rare blend of character, comfort, and versatility. With three inviting reception rooms, it provides generous space for relaxing, entertaining, or working from home, all framed by timeless architectural details that whisper tales of the past.

The heart of the property opens onto a private courtyard garden, a tranquil retreat perfect for al fresco dining or quiet reflection amidst climbing greenery and cobbled paths.

Set on the fringe of the breath-taking North York Moors, the home enjoys a harmonious balance between countryside serenity and coastal adventure with the Yorkshire coast just 20 miles away.

Whether you're drawn to rugged trails, seaside towns, or the vibrant market towns dotted across the landscape, this location puts it all within reach.

Dining hall

Front door leads into a dining hall with original beamed ceiling, coat cupboard under the stairs and space for a table and chairs, dual aspect windows.

Kitchen/diner

Original beamed ceiling, Esse range with large hot plates and ovens, range of wall and base units with built in cupboards, oak flooring and a built in sink with mixer taps, fridge and dishwasher

Sitting room

Split level room with a beamed ceiling, wood burning stove standing on a stone hearth with a cast iron fireplace and inset decorative tiles. The room also has a split level flooring.

Snug

This peaceful room has wood panelling and a door opening out to the rear courtyard.

Utility room

Plumbed for a washing machine, space for a fridge/freezer, panelled ceiling. There is a separate W/C within the utility room and a door leads to the rear courtyard.

First floor

Stairs lead to the first floor landing area with split level stairs and doors opening to

Master Bedroom

Double bedroom positioned to the side of the property has fitted wardrobes and dual aspect windows.

Guest bedroom

Double bedroom positioned to the front of the property with triple fitted wardrobes and built in cupboards set within alcoves.

Bedroom three

Single bedroom, positioned to the front of the property also has two double, built in wardrobes.

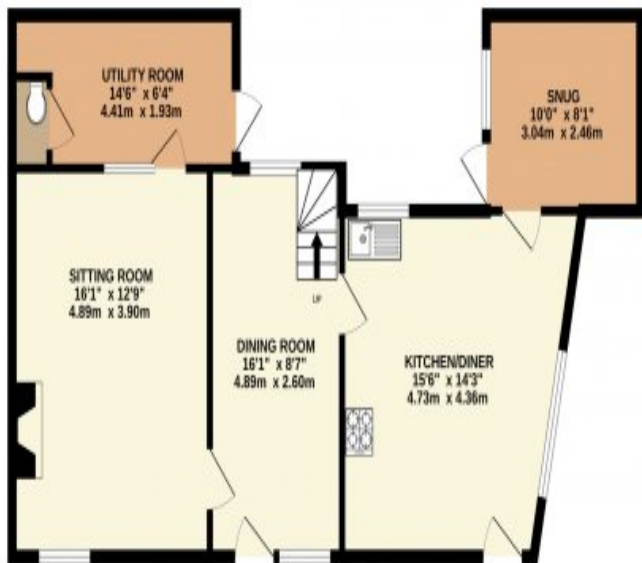
Bathroom

An individually designed suite has a free standing roll top bath, round porcelain sink with a decorative cast iron stand, low level W/C and a built in cupboard.

Outside

To the rear is an enclosed rear courtyard area with a raised flower bed for decoration.

GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1247 sq.ft. (115.8 sq.m.) approx.

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