



Whinstone View, Great Ayton

Guide Price £220,000



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This beautifully presented three-bedroom end of terrace home offers stylish open-plan living with contemporary finishes. Thoughtfully upgraded with recently fitted windows & solar panels, there are also many bespoke features which create an interesting and vibrant home. This home is a superb choice for a wide range of buyers - from growing families to professionals or downsizers seeking quality and convenience.

Ground Floor

Open Plan Living Space

Step through the front door into a light-filled, open-plan living space designed for modern living. A media wall and wall-hung log burner provide a sleek focal point, while bespoke understairs storage, with built-in cupboards and drawers, keeps coats and shoes neatly tucked away. There is a large bay window to the front with perfect fit blinds and stylish laminate flooring, which flows through to the:

Kitchen/Dining Area

Featuring quartz worktops, an extensive range of wall and base units and premium integrated appliances including a larger fridge, dishwasher, oven, microwave and boiling water tap. The standout central island houses an induction hob, ideal for social cooking and entertaining. French doors again with perfect fit blinds which open to the rear garden patio, creating a real indoor/outdoor experience, while an internal door leads to:

Utility Room

With plumbing for a washing machine, space for a dryer, open shelving, shelved storage cupboard and a window to the side. This opens into a versatile storage area fitted with additional wall units and French doors to the garden – perfect as a boot room, workshop or even a home gym.





First Floor

Landing with access to all rooms:

Master Bedroom

A generous double room fitted with wardrobes with doors and a window to the front with views to Roseberry Topping and Captains Cook Monument.

Bedroom Two

Another double bedroom with window looking over the rear garden. Built in airing cupboard.

Bedroom Three

Adapted to accommodate stairs to the loft. Currently used as a home office but equally suited to being a nursery or guest room. Window to front with views again of Roseberry Topping and Captain Cooks Monument.

Shower Room

This fully tiled shower room is such a gorgeous and inspired design. With beautiful and large shower enclosure, contemporary wash hand basin set into a counter top above a run of stylish cupboards, floor to ceiling fitted shelving, ladder towel rail and two windows to the rear aspect.

Loft Room

A useful additional space that is carpeted, with eaves storage, ceiling lights, two roof windows and heating.



Externally - To the front: Imprinted block-paved driveway with parking for several vehicles and access to a single garage with electric roller shutter door and built-in shelf for additional storage.

To the rear: A west-facing garden perfect for sun lovers and gardeners, featuring a patio for al fresco dining, well-stocked borders with mature plants and shrubs and a greenhouse.

A turn-key home with premium features and adaptable living spaces - early viewing is highly recommended.

****Please note: the property requires Building Regulations approval for the works completed. Do please speak with Kathryn Barr Estate Agents, prior to viewing, for further details.****

Location & Amenities - Nestled at the foot of the North York Moors National Park, the picturesque village of Great Ayton is the perfect setting for buyers looking to enjoy the best of North Yorkshire living. The River Leven meanders through the village centre, adding to its scenic appeal, while walking routes lead up to the iconic Roseberry Topping. Great Ayton offers a good variety of eateries – everything from traditional Yorkshire fare to fine, modern cuisine. There are a number of independent shops, including a butcher – renowned for their pies, an ice cream parlour and a Co-op supermarket. There is also a vibrant community here with a dramatic society; lawn bowls, tennis, cricket and football clubs. Families are well served by highly regarded primary and secondary schools, while medical and dental practices are also available within the village.





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