



Race Terrace, Great Ayton

£135,000

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A charming period cottage with great potential, in a picturesque location and yet close to the High Street. Full of character and period features, this delightful mid-terrace stone cottage provides the opportunity for you to create your perfect home. Set in a lovely position with a beautiful outlook towards the church, this cottage also benefits from a quaint courtyard garden to the rear with a useful brick outbuilding – in need of refurbishment. This lovely cottage is ideal for first-time buyers, as a holiday home, or an investment, e.g. a charming AirBnB.

This little gem is now ready for you to put your own stamp on to create a truly special property in a lovely setting. As there is no onward chain – early viewing is highly recommended!

Entrance Lobby

A welcoming space - ideal for coats, shoes and everyday essentials – with a composite entrance door, designed to be both in keeping and heat retaining.

Living Room

Bursting with charm and featuring a stunning cast iron fireplace with a brick surround and quarry tiled hearth, exposed beams and an antique pine-fronted cupboard with shelving. A front window frames the picturesque view over to the church. Doors lead through to the kitchen and staircase.

Kitchen

Crisp and smart in blue and white, this kitchen is compact yet practical, with a range of wall and base units, an integrated oven and gas hob, and space under the stairs for a fridge/freezer. Part tiled walls, a rear window, and a door leading out to the courtyard complete the space.





First Floor

Landing – With part window to the rear and doors leading to both rooms. Access to the loft.

Double Bedroom

A charming and surprisingly spacious bedroom, featuring exposed wooden floorboards, cast iron fireplace, an antique pine fitted wardrobe, additional storage cupboard with shelving and a window to the front offering wonderful open views across to the church.

Bathroom

Updated with a three-piece suite comprising low-level WC and pedestal wash basin, plus a separate shower. Wooden floorboards, part tiled walls, a storage cupboard housing the boiler (with extra room for towels), and a window to the rear aspect.

Externally

Front Garden - A small area laid with stone, which could be kept low-maintenance or transformed into a pretty cottage style frontage.

Rear Courtyard – ready for a typical cottage, or striking town garden design, and with a most useful and versatile brick and tile outbuilding, which has 2 sections and water connected. This could be used for storage and, if power were to be connected (subject to regulations), as a utility/boot room, a workshop, or even a creative studio (subject to refurbishment).



Location and Amenities

Nestled at the foot of the North York Moors National Park, this picturesque village 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. There is a vibrant community including dramatic society; lawn bowls, tennis, cricket and football clubs.

Approximate Distances:

Stokesley 3 miles; Guisborough 6.9 miles; Middlesbrough 8.2 miles; Saltburn-by-the-Sea 10.8 miles; Teesside Park (shopping, eateries & leisure) 11.9 miles; Teesside International Airport 16.3 miles; Northallerton 18.1 miles; Darlington 23.1 miles.

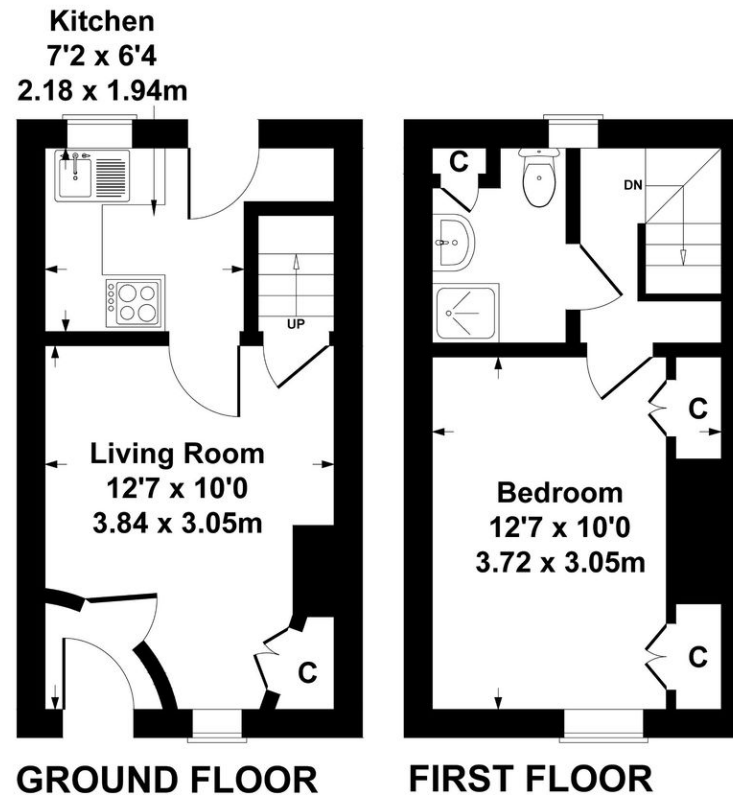
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5 Race Terrace, Great Ayton TS9 6NS

Approximate gross internal area

House - 36 sq m - 388 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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