



Newton Road, Great Ayton, TS9 6DT

£170,000



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With no onward chain, the best of all worlds is here at this hidden gem. Tucked away in a little terrace behind Newton Road itself (not even visible on Street View), and within easy walking distance of Great Ayton High Street, you will find this delightful, bright and spacious mid-terrace cottage, with far reaching views towards Roseberry Topping. With its south west facing courtyard and lovely front garden, this cottage offers you the scope to create an inviting haven from the existing well-designed interior - which already has gas fired central heating and double glazing - or add to the space (subject to feasibility and necessary permissions) and design your ideal home. This much-loved, cosy cottage offers a comfortable and convenient home in a beautiful North Yorkshire village'.

Another charming Great Ayton home from Kathryn Barr Estate Agents, which offers an exciting opportunity to update and personalise to your own taste. It will appeal to first-time buyers, downsizers, investors, or anyone looking for the perfect countryside bolt-hole. Properties in this sought-after location rarely stay on the market for long - early viewing is essential!

Entrance Lobby

A welcoming entrance with space for coats; stairs to the first floor and door leading into the living room.

Living / Dining Room

A bright and spacious dual-aspect room flooded with natural light, featuring an open fire with brick surround, wooden mantle and slate hearth, wall lighting and open plan to the kitchen.

Kitchen

Fitted with a range of wall and base units, stainless steel sink, space for an oven, washing machine and fridge-freezer. With tiled flooring, part-tiled walls and a door opening to the south west facing rear courtyard garden.





First Floor

Landing - With doors to all rooms

Master Bedroom - A generous double bedroom with open views towards Roseberry Topping, built-in hanging space and access to the loft.

Bedroom Two - Another double bedroom overlooking the rear, with a built-in cupboard housing the boiler.

Bathroom - Comprising a three-piece suite - panelled bath with shower over, low-level wc and pedestal hand wash basin, part-tiled walls and a window to the rear.

Loft Area - This is part boarded, has good height and offers further potential (subject to feasibility and necessary permissions).

Externally

Front Garden - the cottage has a charming lawned garden with established shrubs and flower beds and a garden shed, delightful already or offering scope for the keen gardener to enjoy.

Rear Courtyard Garden - paved and enjoying a south-west facing aspect, perfect for catching the afternoon sun.

Please Note: There is a right of access across the front of the cottage for No. 57. Please speak to Kathryn Barr Estate Agents for more information regarding front and rear access.



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 tennis, cricket and football clubs; choirs; music, U3A & history groups; a dramatic society and lawn bowls. There is also a thriving community run library.

Approximate Distances:

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

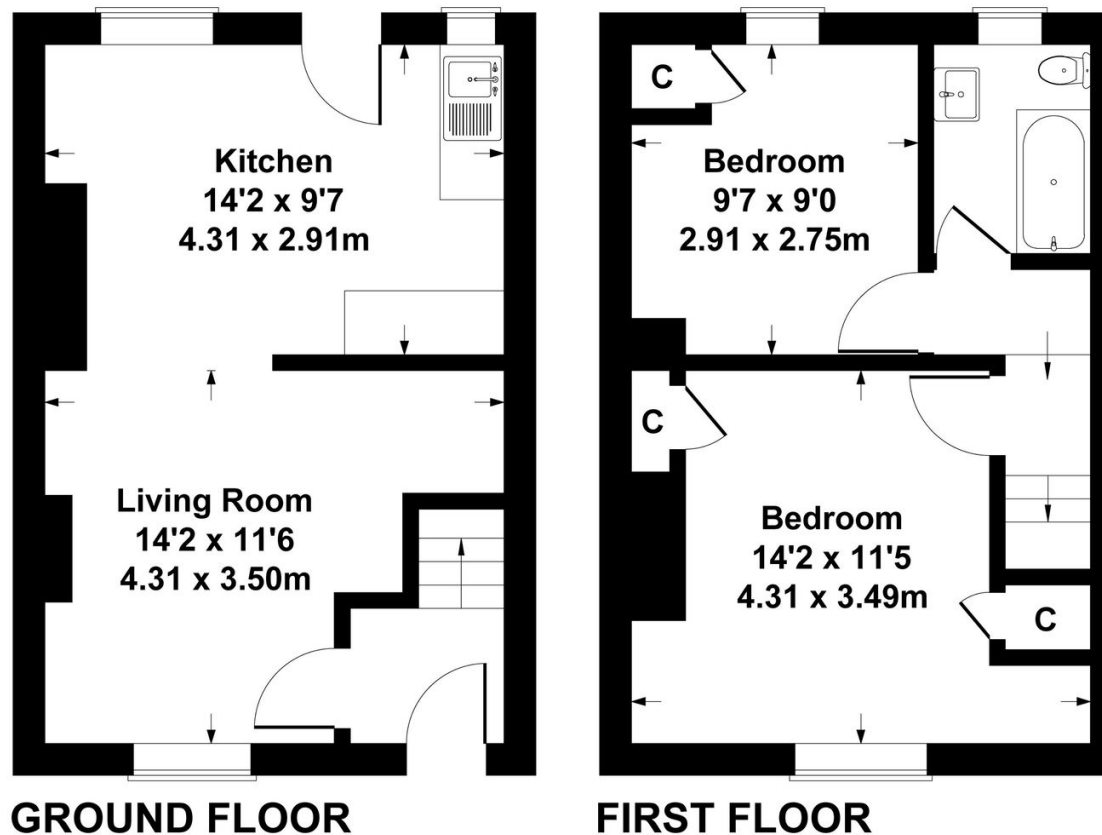
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Approximate gross internal area

House - 57 sq m - 614 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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