

BRIDGE COTTAGE STAINTONDALE



An idyllic lifestyle property, set within a secluded and private position and located within mature land and grounds of over 1.7 acres.

Charming character cottage in need of improvement throughout, providing 900 square feet of accommodation.

Entrance Hall – Breakfast Kitchen - Snug/Dining Room - dual aspect Sitting Room – Shower Room - Bathroom

Three first floor bedrooms

Extensive garden and grounds with stream frontage, vegetable and soft fruit garden and mature woodland.

Substantial traditional outbuilding with garage and workshop.

Ample private parking

NO ONWARD CHAIN

OFFERS OVER £400,000

Bridge Cottage is the quintessential English country cottage, privately set in land and grounds of over 1.7 acres and occupying a charming position with the Hayburn Beck weaving along its southern boundary. Originally an 19th Century tanner's cottage with a water wheel to its side, the stone built cottage is, unusually, not listed and offers a huge amount of potential for improvement. Bridge Cottage has been in the same hands for around 60 years and has superb lifestyle potential with land and grounds of 1.788 acres in total, absolutely ideal for those buyers looking for their own version of the Good Life.

Built from dressed stone the cottage provides 900 square feet of characterful accommodation which in brief comprises, entrance hall, shower room, breakfast kitchen with adjoining pantry, living room and a large front facing sitting room. At the rear is a further hallway and bathroom. Upstairs are three bedrooms, two which are generously proportioned and have an attractive aspect looking across the garden and grounds.

Bridge Cottage is situated well off the roadside, down a lengthy driveway. The grounds are a delight having been landscaped by the owners to create a wonderfully varied and interesting space. Combining a pretty cottage style lawned area to the front, with a productive soft fruit garden and orchard, grass paddock ideal for grazing and a tract of mature woodland with wild garden, this is a garden which has something to offer to every purchaser.



LOCATION

The property is situated within Staintondale, close to Heritage Coastline, the Hayburn Wyke and Cloughton Wyke, where the opportunity for outdoor activities are endless. Bridge Cottage lies only 2.5 miles from the village of Cloughton. Cloughton is a busy village some three miles north of the seaside town of Scarborough and is well-served with two public houses and church. All other amenities can be found close by in Scarborough, only 6 miles distant.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Stable door with an access in from the front. Quarry tiled floor. Exposed beams

BREAKFAST KITCHEN

7.60 m (24'11") x 2.80 m (9'2")

A dual aspect room with windows to the front and side and a half glazed stable door leading out onto the garden. Range of matching base and wall units with granite effect worktops incorporating a double bowl sink unit with mixer tap. Integrated double oven. Integrated four ring hob with extractor overhead. Integrated fridge. Large walk-in pantry with fitted shelving and window. Quarry tiled floor. Tiled splashbacks. Radiator. Beamed ceiling.



SHOWER ROOM

1.50 m (4'11") x 1.40 m (4'7")

Corner shower cubicle. Low flush WC. Radiator. Quarry tiled floor. Extractor fan.

DINING ROOM/SNUG

3.66 m (12'0") x 3.30 m (10'10")

Casement window to the front. Oil fired Rayburn. Half panelled walls. Wood effect tiled floor. Beamed ceiling. Wall lights.



SITTING ROOM

5.56 m (18'3") x 3.62 m (11'11")

A dual aspect room with a pair of Yorkshire sliding sash windows to the front and a casement window to the rear. Stone fireplace with slate hearth and polished oak mantel. Pair of radiators. Beamed ceiling. Wall light points.



REAR HALL

Range of fitted storage cupboards. Stairs to the First Floor with a window to the rear.



BATHROOM

3.22 m (10'7") x 1.95 m (6'5")

White suite comprising bath. Low flush WC. Pedestal wash hand basin. Separate shower cubicle. Radiator. Extractor fan. Yorkshire sliding sash window to the side.



FIRST FLOOR

GALLERIED LANDING

Windows to the rear. Door leading out to the side.

BEDROOM ONE

5.30 m (17'5") max into cupbs (4.75 m min) x 3.76 m (12'4")

Casement window to the front. Range of fitted wardrobes with sliding doors. Radiator.



BEDROOM TWO

3.95 m (13'0") x 3.40 m (11'2")

Casement window to the front. Range of cupboards including airing cupboard housing the hot water cylinder. Radiator.



BEDROOM THREE

4.30 m (14'1") x 2.00 m (6'7")

Windows to the side and rear. Radiator.



GARDEN & GROUNDS

Bridge Cottage is aptly named, with its driveway leading off just after Hayburn Bridge. The cottage is situated along a lengthy driveway, affording it a high degree of privacy and security.



The cottage faces east and is well settled in its environs, with Hayburn Beck forming the southernmost boundary, winding its way along the garden creating an exceptionally pretty and appealing outlook.



To the immediate front the grounds have been landscaped to create a pretty and classic cottage style garden with lawn and flower borders. Beyond and the garden gives way to a large area which was previously cultivated as a vegetable and soft fruit garden with a greenhouse and beyond are small grazing paddocks, upon which stand several useful timber field shelters and stores.



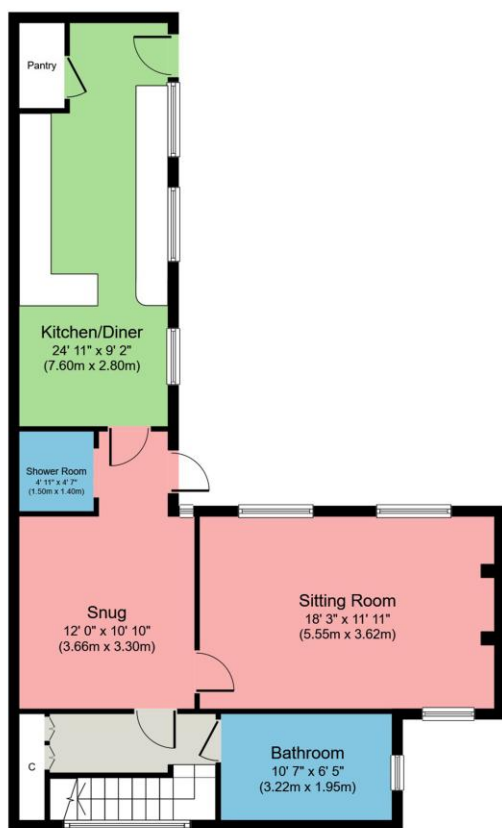
In total the land amount to 1.78 acres, of which around 0.8 acres comprises a tract of mature woodland and in total there is around 300 metres of frontage onto Hayburn Wyke, which is a small stream. The woodland has a number a walkways and paths and is ideal for any buyers with ecological or conservation interests.

GARAGE & WORKSHOP

15.30 m (50'1") x 3.13 m (10'2")

Substantial stone-built building, to the front is a sizable garage. To the rear is a large workshop area. Electric light and power points. Timber double doors to the front. Timber door to the rear.





Ground Floor
Approximate Floor Area
788 sq. ft.
(73.2 sq. m.)



First Floor
Approximate Floor Area
508 sq. ft.
(47.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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GENERAL INFORMATION

Service:	Mains water and electric. Central heating is oil-fired via the Rayburn. Drainage is to a septic tank which was recently replaced and is compliant.
Council Tax:	Band F
Tenure:	We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning:	North York Moor National Park. 01439 770657
Viewing:	Strictly by appointment with the Agent's Pickering office.
Post Code:	YO13 0AY
EPC:	Current G/10 Potential B/90
Please note:	The first portion of the driveway is shared with the neighbouring property, Wyke Lodge.

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property

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