

Main Street, Staxton, Scarborough, North Yorkshire, YO12 4RZ

£320,000

**** EXCEPTIONAL 18th CENTURY COTTAGE WITH BEAUTIFUL GARDENS **** An outstanding & idyllic village home! Deceptively spacious cottage (Approx 1300sqft!!). Character & charm. Exceptional gardens. Stylish Interiors. Viewing essential.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this excellent and idyllic period cottage, in a desirable village location. Offering exceptionally spacious (1300sqft) accommodation, with outstanding gardens in this desirable and convenient village. Features include: multiple versatile reception rooms, master bedroom suite, stylish interiors, log burner, exposed beams, thick walls, window seats, oil fired central heating, PVCu double glazing and plentiful natural daylight. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, space, versatility, gardens, presentation and value.

PROPERTY SUMMARY

The extensive accommodation includes a kitchen, utility, dining room, lounge, sitting room, office, cloakroom, three good sized bedrooms, shower room, master bathroom and dressing room. Externally there are exceptional and beautifully presented gardens with a superb summerhouse, shed and greenhouse.

LOCATION

Staxton is a desirable, established and very well positioned village, providing a rural setting, whilst being conveniently situated for access into York, Scarborough, Filey, Pickering and Malton, which offer an excellent choice of shops, restaurants, leisure facilities and other amenities. There is immediate access into the attractive surrounding Yorkshire countryside, and the North York Moors national park, Yorkshire Wolds and stunning East Coast are all within easy reach - offering beaches, coastal & rural walks, cycle routes and other tourist attractions. Popular with residents and tourists, this area of North Yorkshire is an ideal base for those keen to explore the region's many attractions. Main transport links are easily accessible, making this area an attractive option for commuters.

DIRECTIONS

Sat Nav location: YO12 4RZ.

GROUND FLOOR

Two front entrance doors, with one to the kitchen and one to a main reception hallway. A useful cloakroom/downstairs WC off the hall.

Kitchen 16' 5" x 7' 1" (5.00m x 2.16m)

A modern and stylish kitchen with a full range of quality, integrated appliances.

Utility 8' 10" x 7' 1" (2.69m x 2.16m)

Useful utility / boot room. Fitted unit and worktop. Space for a washing machine. Housing the central heating boiler. Door to the gardens.

Dining Room 12' 5" x 7' 9" (3.78m x 2.36m) max.

Front window and large storage cupboard.

Lounge 14' 0" x 14' 0" (4.26m x 4.26m)

Spacious main reception room with a log burner, rear window and additional door to the gardens. Stairs to the first floor.

Sitting Room 12' 9" x 10' 5" (3.88m x 3.17m)

A good sized additional reception room, currently used as a TV/cinema room, but also ideal as a snug or formal dining room.



Office 7' 7" x 4' 0" (2.31m x 1.22m)

A useful extra room, ideal as a study or hobby room.

FIRST FLOOR

Central landing.

Master Bedroom 14' 2" x 11' 5" (4.31m x 3.48m)

Large double bedroom with rear window.

En-Suite Bathroom 8' 10" x 7' 4" (2.69m x 2.23m)

Spacious bathroom with rear window and electric underfloor heating.

Dressing Room 10' 10" x 7' 4" (3.30m x 2.23m)

Fitted wardrobes and front window.

Bedroom Two 12' 1" x 8' 2" (3.68m x 2.49m)

Double bedroom with overstairs cupboard.

Bedroom Three 8' 11" x 8' 7" (2.72m x 2.61m)

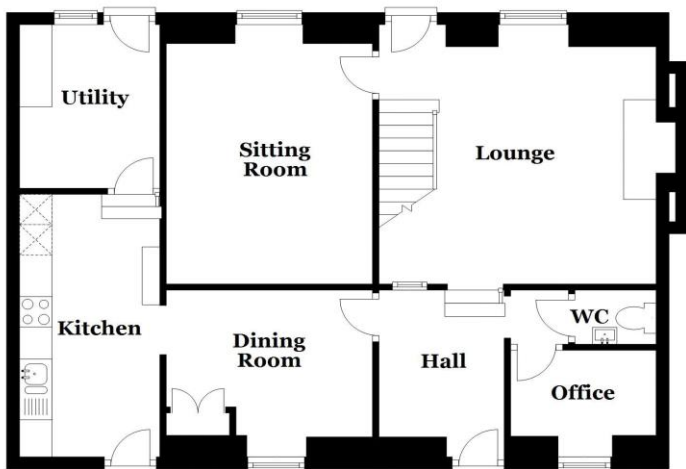
Good sized single room with front window.

Shower Room 7' 7" x 5' 0" (2.31m x 1.52m)

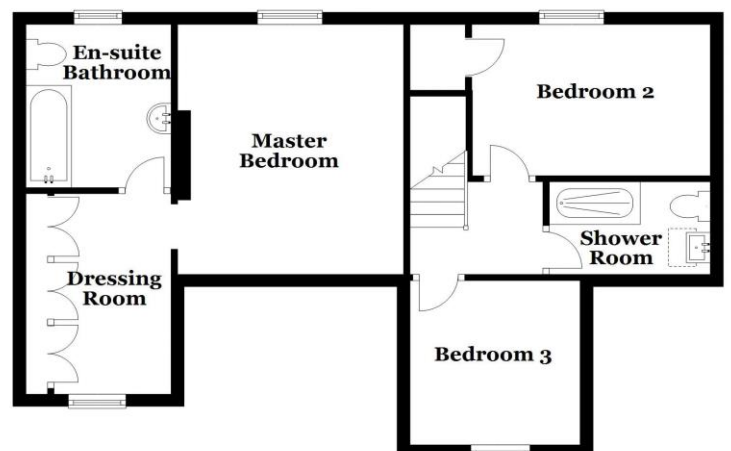
Contemporary & stylish fixtures with a large walk in shower.



Ground Floor



First Floor





OUTSIDE

An exceptional feature of this property are the stunning, and manageable rear gardens. Offering a superb lifestyle, ideal for horticulturalists, relaxing and entertaining, with a large paved seating area, lawns, flowering borders, a SUMMERHOUSE (with power/heat/light/wifi), large SHED and GREENHOUSE. On street parking is available in front of the property.

PROPERTY TO SELL?

We sell successfully for clients throughout the North of England.

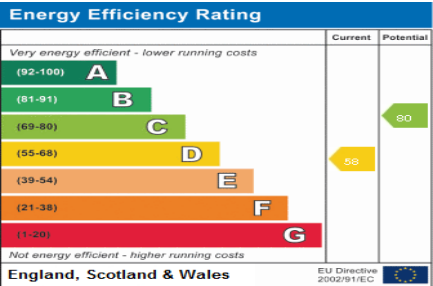
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Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

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Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



Tenure: Freehold.
Council Tax Band: C.

These details were prepared / amended on: 28/05/2025

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