



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

**£250,000**

*A real gem!*

This charming Grade II listed cottage boasts large private gardens, a detached annex bedroom (ideal as a holiday let), open fires, exposed beams, bags of character and a delightful village location.



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## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this exceptional Grade II listed cottage. A real 'box ticker', offering period features, space, versatility, large private gardens, a great location, income potential, and excellent value for money. Ideal situated in an elevated, central village location. Features include: an open fire, multi-fuel stove, exposed beams, oil fired central heating, spacious rooms, thick walls, 3 bedrooms (including a detached annex bedroom with en-suite) and beautifully tended gardens. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the charm, location, income potential, layout, gardens and value.

## PROPERTY SUMMARY

The accommodation includes a dining room, lounge, kitchen, bathroom, two first floor double bedrooms and en-suite WC. Externally there are surprisingly large, private and beautifully maintained gardens, with a separate annex en-suite bedroom (ideal for various uses).

## LOCATION

Staxton is a popular, 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

A central front entrance door leads into:

**Dining Room** 12' 11" x 12' 9" (3.93m x 3.88m) max inc. stairs.

A charming room with ample dining space, front & side windows, radiator, open staircase, exposed beams and a feature brick fireplace with multi-fuel stove and original bread oven.

**Lounge** 13' 0" x 12' 1" (3.96m x 3.68m)

A spacious second reception room with open coal fire, front window, radiator, TV point and exposed beams.

**Kitchen** 17' 10" x 7' 0" (5.43m x 2.13m) plus recess.

Charming, cottage style kitchen with Belfast style sink, a range master cooker and cupboard housing the oil boiler. Recess space for a fridge freezer, rear windows, stable style rear door, space for a dresser, electric heater and door to:

**Bathroom** 7' 11" x 6' 6" (2.41m x 1.98m)

Well appointed main bathroom with free standing bath, separate shower cubicle (with electric shower), WC and sink. Rear window, radiator and tiled walls.



## FIRST FLOOR

Small central landing with doors to:

**Bedroom One** 13' 5" x 12' 4" (4.09m x 3.76m)

Large double bedroom with front window, radiator and plentiful space for bedroom furniture.

**Bedroom Two** 13' 5" x 10' 0" (4.09m x 3.05m) max.

Narrowing to 9'2".

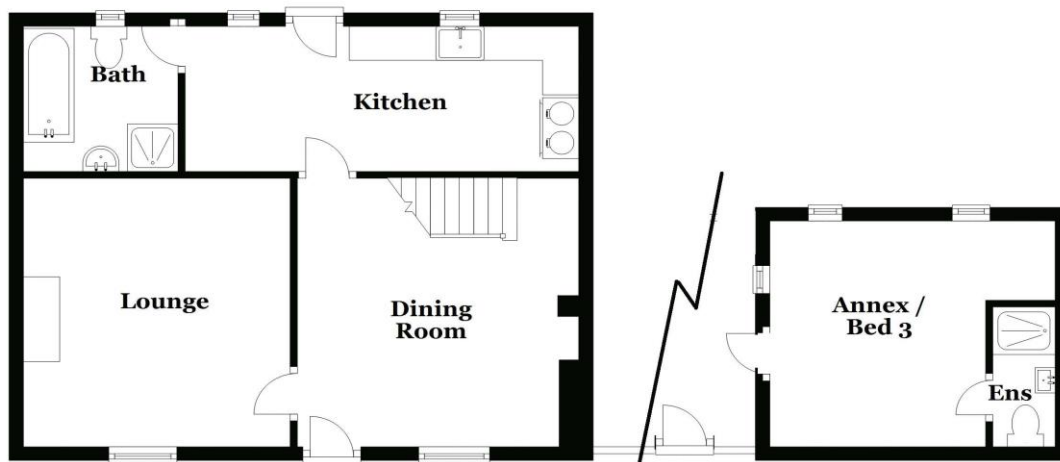
Double bedroom with front window, radiator and door to:

**En-Suite WC** 6' 6" x 3' 11" (1.98m x 1.19m) plus airing cupboard.

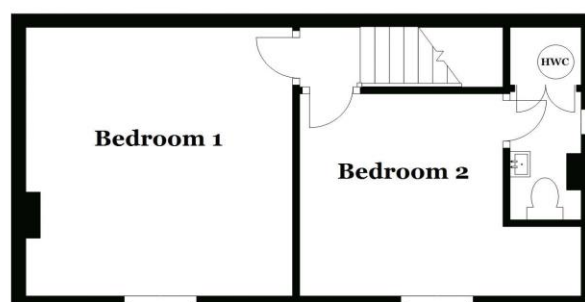
Toilet, sink, side window and deep airing cupboard housing the hot water tank.



Ground Floor



First Floor





## OUTSIDE

**ANNEX BEDROOM** 12' 11" x 10' 11" (3.93m x 3.32m) max. Narrowing to 9'8".

Situated to the side of the main house and accessed via the patio is a detached outbuilding, which has been upgraded to create a double bedroom with en-suite shower room. Featuring electric heating, double glazed windows and tasteful decoration. This versatile addition to the house could make a superb holiday let, annex, studio or home office. There is a pedestrian gate in the front wall adjacent to this outbuilding, which could allow this to be a self-contained, income generating feature of the house. (En-suite 6'9" x 2'10".)

## GARDENS

The gardens with this home are superb. They have been beautifully maintained and provide a large, raised lawn, well stocked borders, large seating areas and an excellent level of privacy and security. There is also a wood store and a very useful stone storage building adjacent to the annex, ideal for garden tools and bikes storage. See our 'summer photos' to fully appreciate the gardens.

**Tenure:** Freehold.

**Council Tax Band:** D.

These details were prepared / amended on: 14/01/2021

### AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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## Viewing / Offer Process:

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



Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Current	Potential		Current	Potential	
<small>Best energy efficient - lower running costs</small> <small>EU Directive 2002/91/EC</small> <b>England &amp; Wales</b>			<small>Best environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>EU Directive 2002/91/EC</small> <b>England &amp; Wales</b>		

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