



# Inglebys

Estate Agents



## 3 Cow Close Lane

Moorsholm, TS12 3JE

**£699,950**



A rare opportunity to acquire a stunning 3 / 4-bedroom detached family home, boasting large double garage, carport, ample garden space and additional 1-acre paddock to the rear elevation.



Originally part of a number of farm buildings, the land was subsequently developed by Archer Construction between 2021 - 2022. Carefully designed to replicate a traditional mid-19th century farmyard layout, using locally sourced materials, 3 Cow Close Lane was the final property to be completed with the current owners moving in to the property November 2022. Whilst the properties within the development are similar in design, each plot carries its own unique character differentiating them from one another. This particular property boasts a substantial ground-floor layout with a stunning open-plan kitchen & dining area, living room and separate snug with log-burning fire. With the option of a fourth bedroom to the ground floor, or an office depending on personal requirements. 3x spacious bedrooms to the first floor, including family bathroom, and principle bedroom with a large en-suite, all displaying stunning open views of the North York Moors National Park. 3 Cow Close Lane offers versatile family accommodation throughout and offers the successful buyer(s) a home to be proud of.

Boasting ample private garden space to the rear, the successful buyer(s) will also acquire an additional 1-acre paddock, accessed from the front elevation via the car port with a gravel track leading to the paddock entrance beyond the rear garden. Perfect for families with horses, or an interest in agriculture.

Moorsholm village offers a tranquil countryside setting, and is ideally situated just outside the North York Moors National Park, with direct access to the A171 road to Whitby & Guisborough, and only a short drive to local seaside towns such as Saltburn-by-the-Sea, and many other local hotspots.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-F.

EPC: B-Rating.

**Entrance Hall 20'10" x 6'0" (6.36m x 1.83m)**  
Oak wooden flooring. Composite UPVC double glazed door to the front elevation. Under-stairs storage cupboard. Stairs leading to the first floor.

**Open-Plan Kitchen & Dining Area 20'10" x 15'9" (6.36m x 4.82m)**  
A beautiful, light & airy, open-plan Kitchen & Dining Area boasting a range of wall, base & drawer units with matching centre island / breakfast bar with integrated ceramic hob. Integrated eye-level double electric oven. Integrated dishwasher. Belfast sink with chrome mixer tap. UPVC double glazed window to the front aspect. Oak wooden flooring. Under-floor heating. Raised ceiling with integrated extraction unit & feature LED lighting. UPVC double glazed French doors open to the Rear Garden. Access to the Utility Room & Ground-Floor W/C. Oak double doors open to the Living Room & the Hall.

**Utility Room 8'9" x 6'1" (2.69m x 1.86m)**  
Plumbing for washing machine & space for dryer. Vinyl flooring. Sink with single drainer & mixer tap. Courtesy door to the Garage.

**Ground-Floor W/C 6'9" x 6'1" (2.06m x 1.86m)**  
Hand-basin with vanity unit. Tiled floor. Low-level W/C.

**Living Room 17'7" x 15'1" (5.36m x 4.60m)**  
UPVC double glazed French doors & side panels opening to the Garden. Oak wooden flooring. UPVC double glazed window to the rear aspect.

**Snug 16'4" x 12'6" (4.98m x 3.82m)**  
UPVC double glazed windows to the side & rear aspects. Oak wooden flooring. Log-burning stove. Access to the Office / Bedroom Four.

**Office / Bedroom Four 11'11" x 7'10" (3.64m x 2.41m)**  
Oak wooden flooring. UPVC double glazed window to the front aspect. Access to the En-Suite.

**Office / Bedroom Four En-Suite 7'10" x 4'0" (2.41m x 1.23m)**  
Walk-in double shower cubicle. Hand-basin with vanity unit. Low-level W/C. UPVC double glazed window to the side aspect. Tiled floor.

First Floor

**Landing**  
2x Storage cupboards. Carpeted. Radiator. LED lighting. Velux skylight to the rear aspect.

**Bedroom One 21'11" x 20'10" (max) (6.69m x 6.36m (max))**  
UPVC double glazed window to the front aspect. 2x double fitted wardrobes. Radiator. Carpeted. LED lighting. Eaves storage. Velux skylight window to the rear aspect. Access to the En-Suite.

**Bedroom One En-Suite 11'6" x 10'5" (3.53m x 3.18m)**  
Panel bath with shower attachment. Hand basin with vanity unit. Tiled floor. Low-level W/C. Radiator. Extractor fan. UPVC double glazed window to the side aspect.

**Bedroom Two 16'1" x 10'11" (4.91m x 3.35m)**  
UPVC double glazed window to the front aspect. Carpeted. Radiator.

**Bedroom Three 12'6" x 10'4" (3.82m x 3.15m)**  
Velux skylight window to the rear aspect. Carpeted. UPVC double glazed window to the side aspect. Radiator. LED lighting.

**Family Bathroom 8'7" x 6'3" (2.63m x 1.92m)**  
Panel bath with shower attachment. Low-level W/C. Hand basin with vanity unit. Walk-in tiled shower room with thermostatic shower & LED lighting. Velux skylight window to the front aspect.

**Double Garage 20'4" x 18'2" (6.21m x 5.55m)**  
A large double garage with electric roller shutter door, and courtesy doors to the Utility Room & Garden.

External

**Front Elevation**  
Block-paved pathway leading to a Car Port with gated access to the Garden & Paddock. Allocated parking space in the centre of the cul-de-sac for 1x car.

**Rear Elevation**  
A meticulously maintained, private garden area laid to lawn with various paved patios & outdoor seating areas. Established borders around the perimeter of the garden, with greenhouse & large garden shed. Wooden gates provide access to the Paddock.

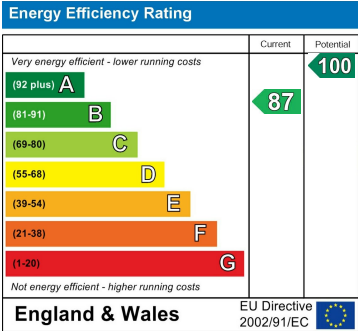
Area Map



Floor Plans



Energy Efficiency Graph



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