



colin ellis

Hillside, Littlemoor Close, Cloughton, Scarborough, YO13 0AN

Guide Price £290,000

Set on the edge of the North York Moors National Park, this beautifully presented three-bedroom semi-detached home and adjacent paddock is ideally positioned within the highly sought-after village of Cloughton, just a short distance from the Cleveland Way coastal path and the scenic Cinder Track walking and cycling route.

Combining traditional charm with modern comfort and featuring beautifully restored original features including the doors. In addition the property enjoys a block-paved driveway, ornamental garden to the front, enclosed landscaped garden to the rear, and a modern kitchen and bathroom.



HALLWAY

A welcoming hallway with original front door, neutral décor, under stairs storage, carpeted flooring, and an original solid wood staircase leading to the first floor.

LIVING ROOM

4.32 x 3.28 (14'2" x 10'9")

A bright and spacious room featuring a large box bay window overlooking the front garden, an attractive original tiled fireplace, picture rail, and radiator.

DINING ROOM

2.82 x 2.79 (9'3" x 9'1")

Featuring a Yorkist range fireplace, radiator, picture rail, and built-in alcove cupboards (one housing the Logic combi boiler), perfect as a formal dining space or cosy snug.

KITCHEN

2.07 x 3.39 (6'9" x 11'1")

A stylish and well-equipped kitchen featuring built in appliances. Complete with tiled splashbacks, stainless steel sink, plinth heater and door to the rear garden.

BATHROOM (GROUND FLOOR)

1.93 x 1.62 (6'3" x 5'3")

Modern bathroom with roll top bath, dual shower, heated towel rail, and extractor fan. Window to the side elevation providing natural light.

FIRST FLOOR LANDING

Spacious and light landing with radiator, loft access (fully boarded for storage), and doors to all bedrooms and WC.

BEDROOM

3.59 x 3.02 (11'9" x 9'10")

A generous double bedroom with picture rail, radiator, and aerial socket.

BEDROOM

2.81 x 3.28 (9'2" x 10'9")

Another double bedroom with fire surround, radiator, picture rail and aerial socket.

BEDROOM

2.32 x 1.94 (7'7" x 6'4")

Single bedroom with radiator, picture rail aerial socket – ideal as a study, nursery, or dressing room.

WC (FIRST FLOOR)

0.73 x 1.62 (2'4" x 5'3")

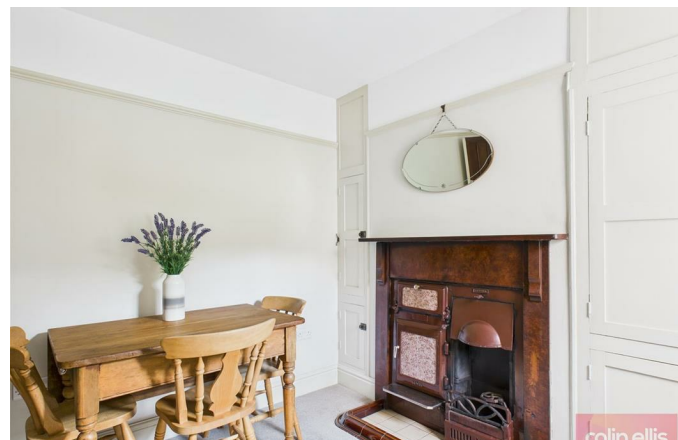
Fitted with a combination sink and toilet unit, window to the rear aspect.

OUTSIDE

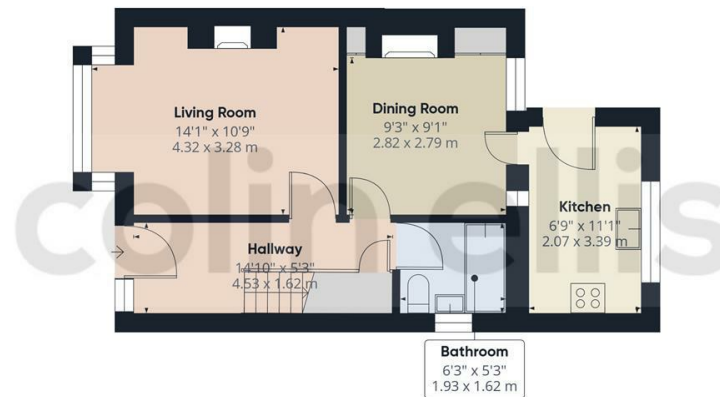
To the front, an ornamental garden, a block-paved driveway provides ample off-street parking and a large shed. The rear garden is beautifully landscaped with patio areas, mature planting, fruit trees and gated access. To the front of the property (over the road) lies a 300sqm paddock, offering excellent outdoor space for pets, recreation or hobby use, with its own gated access.

LOCATION

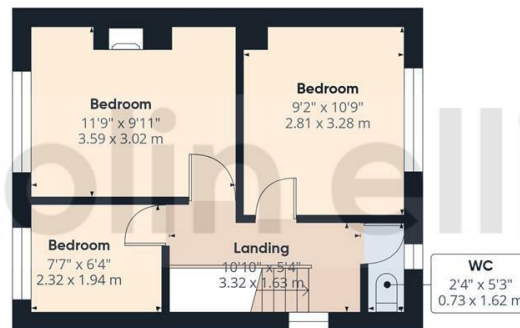
Located in the picturesque village of Cloughton, this property offers easy access to both the Yorkshire coast and the North York Moors National Park. The Cleveland Way and Cinder Track are close by, providing stunning routes for walkers and cyclists alike. With nearby village pubs, countryside walks, and Scarborough's amenities just a short drive away, this home offers an idyllic balance of rural tranquility and coastal living.







Floor 1



Floor 2



Approximate total area⁽¹⁾

749 ft²
69.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

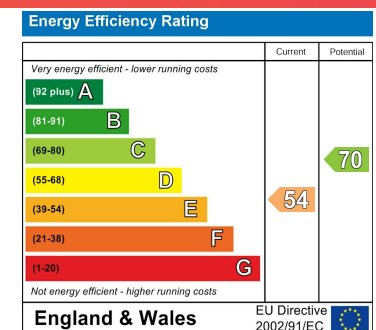
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Hillside, Littlemoor Close, Cloughton - 18703739

Council Tax Band - C

Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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