RICHARDSON & SMITH
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"THE OLD SWEET SHOP"
1 HOLLINS COTTAGES, GROSMONT
ESKDALESIDE

Grosmont approximately 1/2 mile *Whitby approximately 5 miles*

A LARGE, BEAUTIFULLY PRESENTED 3 BEDROOM COTTAGE WHICH HAS BEEN FULLY RENOVATED AND SITS IN A DELIGHTFUL LOCATION ABOVE THE POPULAR STEAM VILLAGE OF GROSMONT. WITH PARKING SPACE AND GARDENS THIS SUCCESSFUL HOLIDAY LET IS THE PERFECT COUNTRY HOME.

Accommodation:
Ground Floor: Lounge, Kitchen Diner.
First Floor: Landing, 2 Double Bedrooms, Single Bedroom, Shower Room.
Outside: Garden to Rear, Parking Space, 2 Small Outbuildings

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PARTICULARS OF SALE

With a name like "The Old Sweet Shop" there is an immediate sense of history behind this terrace of stone cottages which look westward over the Esk Valley to the moors beyond, and rightly so. Formerly homes for iron ore miners back in the 1840's when they were back to back cottages, the two sides have long been joined together to create the spacious cottages we see today.

Bought as a virtual wreck nearly 20 years ago the vendors have lovingly renovated, upgraded and brought back to life this delightful cottage using for themselves to enjoy our stunning area and as a commercial holiday let with lots of repeat bookings for others to do so as well.

With plenty of charm and character, including exposed beams Indian Sandstone floor and a warming wood burning stove , the cottage has generous, well-proportioned accommodation, modern uPVC double glazing throughout, and much more besides. Beautifully presented throughout with a lovely garden to the rear and a parking space close by, there is everything you would want from a country home whether to live in or use as the vendors do now.

Situated just outside the popular village Grosmont, which is in the heart of the North York Moors National Park and boasts the amenities of a shop and a pub and of course the world famous North York Moors Steam Railway.

Early viewing is highly recommended.

Approached from the front, steps lead up to the uPVC part-glazed front door which opens into…

Lounge: To the front, with open beamed ceiling, bay window to the front, Indian Sandstone floor and multi-fuel stove set within a brick fireplace with Oak over-mantel and surround. There is a second side window which allows further light into the room. Door to the dining kitchen.

Dining Kitchen: Of generous proportions to the rear of the cottage, having a range of modern base units with Beech working surfaces and tiled splash-backs, 1.5 bowl porcelain white sink, units and built-in electric oven with induction hob and an integrated fridge. There is plumbing for an automatic washing machine and dishwasher whilst there is also space for a tumble dryer or second fridge. There is a door to the rear and staircase to the first floor with understairs cupboard beneath.

First Floor:

Landing: With doors to all rooms, loft access hatch and small built-in storage cupboard.

Twin Bedroom: To the front of the house, there is a uPVC double glazed window which enjoys views over the valley.

Single Bedroom: Again, to the front with views of the valley.

Double Bedroom: To the rear, with views looking across gardens to woods beyond. Within the room is a cupboard which houses the modern electric boiler which supplies the hot water and central heating system.

Shower Room: With large shower cubicle, W.C and pedestal hand basin. There is wet boarding to the walls and a chrome heated towel rail.

Externally

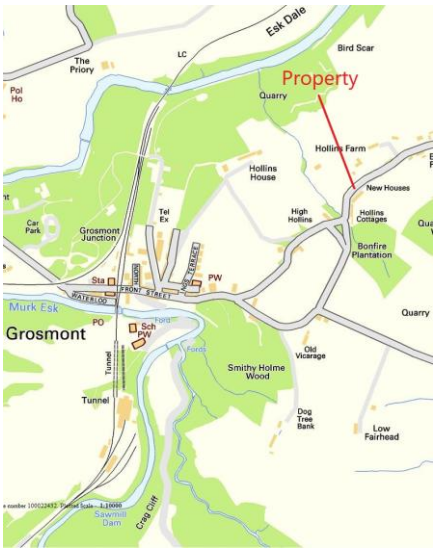
To the front of the property there is a small a paved patio to enjoy the views of the valley.

To the rear of the cottages is an access path for all the cottages which gives access to the delightful cottage garden. There is a level lawn with flower borders and mature plants along with a large decked seating area and stone BBQ. To the side of the garden area is a row of small outhouses, No 1 having 2 which at the end are used as storage and a fuel store. There is parking sufficient for two vehicles for the cottage approximately 30 yards away towards Fairhead.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Services: The house is connected to mains water, electricity, and drainage. The cottage benefits from electric central heating. There is also a Hive system operating central heating and hot water remotely.



Directions: From Whitby take to the A171 moor road out of town towards Guisborough turning left at the roundabout onto the A169 Pickering Road. Go through Sleights village before turning right onto the Eskdaleside-Grosmont road. Take this road and before dropping down the hill into Grosmont, Hollins Cottages sits on an elevated position on the left.

What3Words: sunflower.perused.studio

Tenure: Freehold.

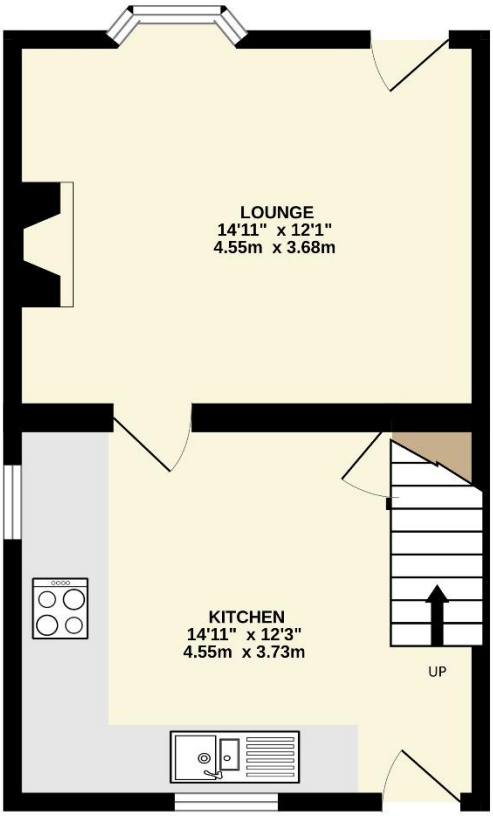
Council Tax Banding: The property is currently assessed under business rates with a rateable value of £3250. Band 'C'. North Yorkshire Council. Tel 0300 1312131.

Post Code: YO22 5PW

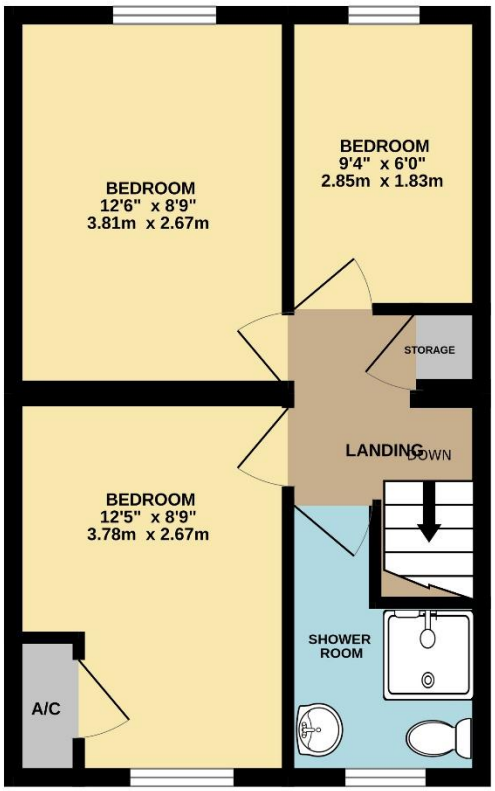
IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.

GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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