Inglebys
Estate Agents



2 Petch's Cottages

Liverton, TS13 4TD

Offers Around £240,000

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A stunning 3-bedroom, fully renovated sandstone cottage. Beautifully blending timeless Yorkshire character with exceptional contemporary craftsmanship.







Originally built as two traditional sandstone cottages before later being opened up to create one substantial residence, this charming property has now been thoughtfully returned to its original cottage form. Having undergone a comprehensive renovation by the current owner, every aspect of the home has been carefully considered and finished to an exceptional standard, with no expense spared. The result is a home that effortlessly combines period charm with the comforts of modern day living.

The accommodation begins with a welcoming entrance leading into a beautifully designed open-plan living & dining area, creating the true heart of the home. A log-burning stove provides a cosy focal point in the living area, perfect for relaxing evenings, whilst traditional features sit comfortably alongside tasteful contemporary finishes. The stylish fitted kitchen has been thoughtfully designed with both practicality and entertaining in mind, while a convenient ground floor W/C completes the downstairs accommodation.

To the first floor are 3 bedrooms together with a beautifully appointed family bathroom. Each room has been finished with the same level of care and attention evident throughout the property, creating bright, inviting spaces flooded with natural light. Traditional sash windows frame picturesque countryside views to the rear aspect, and enjoying an outlook across the generous garden to the front elevation.

Externally, the property is equally impressive. The attractive sandstone façade ensures the cottage remains perfectly in keeping with the character of the village, while the generous front garden offers a wonderful space for outdoor entertaining, gardening or simply enjoying the peace and tranquility synonymous with village life.

Nestled on the edge of the North York Moors National Park, Liverton is one of North Yorkshire's real hidden gems. Recorded in the Domesday Book and with origins dating back to the 11th century, the village has retained much of its medieval charm and is renowned for its traditional sandstone cottages, historic buildings and beautiful rural setting, while the surrounding countryside offers breathtaking scenery in every direction.

Despite its peaceful setting, Liverton is perfectly positioned to enjoy everything the North Yorkshire coast and moors have to offer. The stunning fishing villages of Staithes and Runswick Bay, together with the popular seaside towns of Saltburn-by-the-Sea and Whitby, are all within easy reach, offering beautiful beaches, independent cafés, restaurants and coastal walks. The North York Moors National Park provides endless opportunities for walking, cycling and exploring, making the area ideal for those seeking an active outdoor lifestyle whilst enjoying the charm of traditional village living.

Offering character, quality and an enviable village setting, this is far more than simply a house; it is a beautifully restored piece of Yorkshire heritage, ready to be enjoyed for years to come.

The adjoining cottage, also sympathetically renovated by the current owner, is available separately, presenting a rare opportunity for purchasers seeking multi-generational living, holiday letting potential or investment opportunities (subject to any necessary consents).

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Awaiting Confirmation on Banding.

EPC Rating: F-Rating.

Living & Dining Area 20'9" x 15'2" (6.35m x 4.63m)
Composite glazed door to the front elevation. Carpeted. Log-burning stove with storage cupboard in the chimney alcove. LED downlighting. Radiator. 2x Sash windows to the front aspect. Stairs leading to the first floor. Under-stairs storage cupboard.

Kitchen 17'7" x 7'6" (5.36m x 2.29m)
A range of wall, base & drawer units. Laminate granite effect worktops with matching upstands, incorporating stainless steel sink with single drainer & mixer tap. Breakfast bar. Plumbing for washing machine. Space for electric cooker. Extractor hood. LED downlighting. Laminate flooring. Storage cupboard. 2x windows to the rear aspect & composite door opens to the rear elevation.

Ground-Floor W/C 5'2" x 4'4" (1.59m x 1.33m)
Low-level W/C. Radiator. Hand basin. Laminate flooring.

First Floor

Landing
Carpeted. Window to the rear aspect.

Bedroom One 11'3" x 9'7" (3.43m x 2.93m)
Sash window to the front aspect. Carpeted. Storage cupboard. Radiator. LED downlighting.

Bedroom Two 11'0" x 9'7" (3.36m x 2.93m)
Sash window to the front aspect. Carpeted. Storage cupboard. Radiator.

Bedroom Three 6'2" x 5'8" (1.88m x 1.75m)
Window to the rear aspect. Storage cupboard. Carpeted. Fitted single bed with storage below. Radiator.

Family Bathroom 6'7" x 5'6" (2.03m x 1.69m)
Panel bath with shower above with contrasting white marble effect PVC cladding. Glazed shower screen. Low-level W/C. Pedestal hand basin. Window to the rear aspect.

External

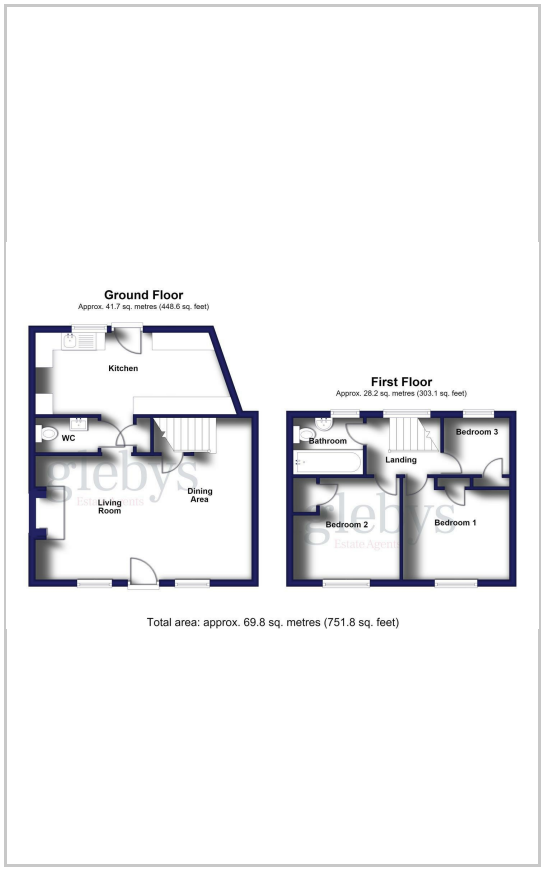
Front Elevation
Generous enclosed garden laid to lawn with established borders & pathway leading to the front entrance. Gated access to the street.

Rear Elevation
To the rear of the property is a yard with steps leading up to a generous graveled courtyard providing shared vehicular access, together with allocated parking. The substantial stone-built workshop is divided between the two cottages, with this property benefitting from exclusive use of the right hand section, offering excellent storage or workshop space.

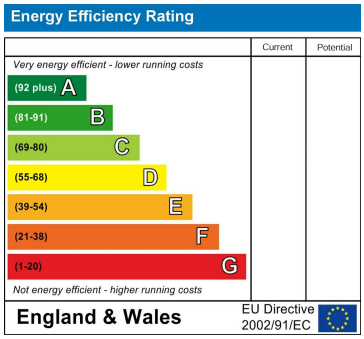
Area Map



Floor Plans



Energy Efficiency Graph



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