

Peter  
**illingworth**  
ESTATE AGENTS



**Barn Cottage, Main Street, Levisham YO18 7NL**  
**Price Guide £400,000**

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A charming detached period three bedroom cottage, with oil fired central heating, double glazing, attached garage and cottage garden to the rear, situated in a picturesque setting and approached off the quaint village green, nestling in the delightful North York Moors National Park.

Accommodation briefly comprises: Front entrance lobby, sitting room, dining room, inner hall, shower room, kitchen/breakfast area, conservatory, integral garage.

First floor: Landing three bedrooms and house bathroom.

Externally: Attached store to garage, delightful rear garden that can be enjoyed from the conservatory.

The village offers a serene and idyllic rural setting, known for its charming character and stunning natural beauty. Levisham is a favourite among those seeking a peaceful lifestyle experience.

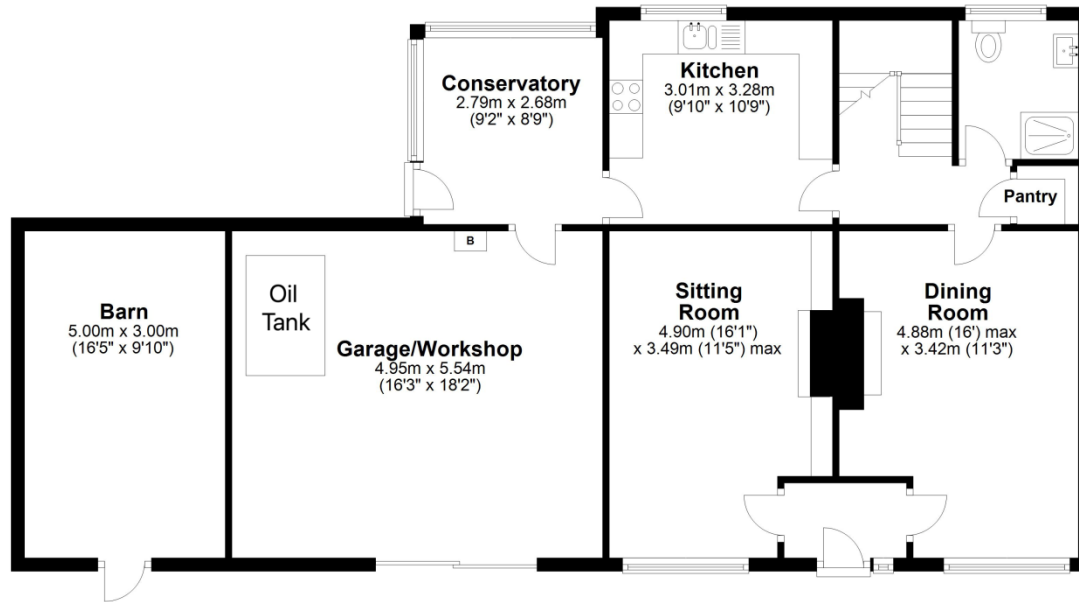
The village has a highly regarded pub known as The Horseshoe Inn, recognised for its good food. One of Levisham's most significant attractions is the Levisham Station, part of the North Yorkshire Moors Railway. The surrounding countryside offers ample opportunities for outdoor activities. Hikers and nature lovers are drawn to the Levisham Moor, an area of outstanding natural beauty with sweeping views of the moors.

The ancient market town of Pickering and coastal resort of Whitby are the nearest towns. The ancient city of York, Scarborough, Malton, Helmsley and Kirkbymoorside provide further attractions.



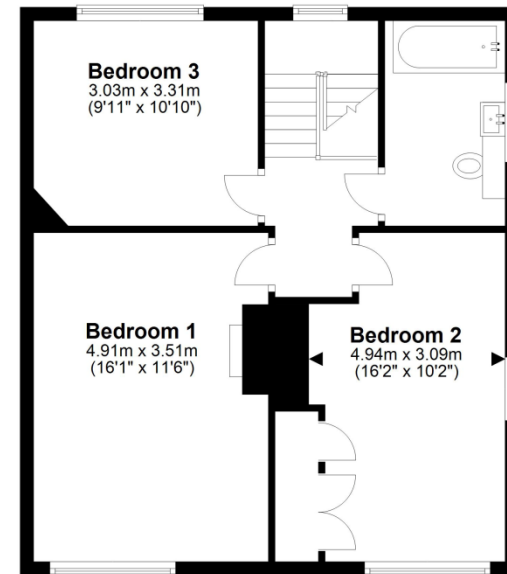
### Ground Floor

Approx. 64.8 sq. metres (698.0 sq. feet)



### First Floor

Approx. 56.2 sq. metres (604.5 sq. feet)



Total area: approx. 121.0 sq. metres (1302.5 sq. feet)

**Barn Cottage, Levisham**

For illustration purposes only not to scale





**Tenure:** We understand the property to be freehold. Vacant possession will be given on completion.

**Note:** Access to the property is over the village green

**Services:** Mains water and electricity are laid on. Oil fired central heating, septic tank drainage.

**Property Tax:** Band F

**EPC Rating:** Band F

**Broadband:** Basic 12 Mbps, Ultrafast 1000 Mbps

**Satellite/Fibre TV Availability,** BT and Sky

**Mobile Coverage:** EE, Vodafone, Three, O2

**Photography:** By Peter Illingworth

**Location:** What3words ///foggy.locker.dash

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**Viewing:** Strictly by appointment through the agents Kirkbymoorside, 16 Market Place, Kirkbymoorside, York. Tel: 01751 475557



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