



01947 601301



42 HINDERWELL
LANE, RUNSWICK

4 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached House set within Generous Gardens
- Open Plan Lounge/Diner with a Log Burner & French Doors
- Breakfast Kitchen with Oak Cabinets & Appliances
- Separate Utility Room & Downstairs WC
- New Garden Room Extension with French Doors
- 4 Bedrooms & 3 Bathrooms, including an En-Suites
- Oil Central Heating & Double-Glazing Throughout
- Double Driveway with Parking for Several Cars
- Adjoining Plot of Land (Previously housing a Holiday Lodge)
- Village Setting close to the Coast & Moors

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **3**

Reception Rooms: **2**

Parking: **DRIVEWAY**

Outside Space: **GARDEN, PATIO**

Tenure: **FREEHOLD**

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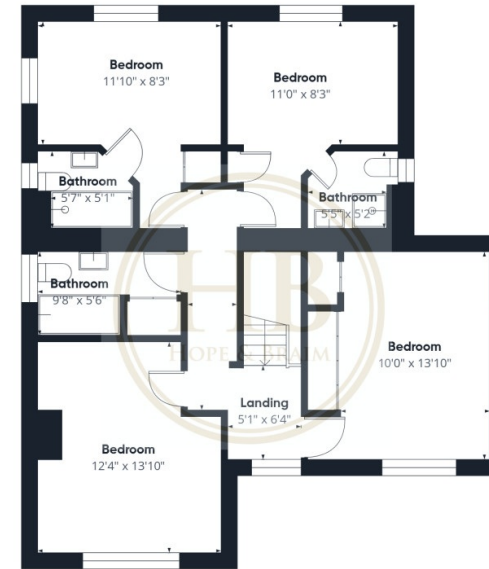
42 HINDERWELL LANE, RUNSWICK- 4 bed Detached House -£550,000



Hope & Braim are delighted to present this substantial detached family home, positioned within generous, well-maintained gardens in the sought-after village of Runswick, a short distance from both the North Yorkshire coast and the North York Moors National Park. The property makes an immediate impression from the front, set back from the lane with a double driveway providing parking for several vehicles. To the rear, the adjoining plot, previously used to house a holiday lodge, represents a notable land asset with potential for a variety of uses, subject to the necessary consents. Internally, the ground floor is arranged with a well-considered balance of reception and functional space. A generous open plan lounge and dining room forms the social heart of the home, centred on a log burner and opening via French doors to the garden. The breakfast kitchen is fitted with oak cabinetry and integrated appliances, whilst a separate utility room and downstairs WC add practicality to daily living. A recently added garden room extension further enhances the ground floor footprint, with French doors bringing the outdoors in and creating a light-filled space well-suited to year-round use. The upper floor accommodates four bedrooms and three bathrooms, with en-suite facilities providing welcome comfort and convenience. Gas central heating and double-glazing are installed throughout, ensuring the property is well-equipped for the North Yorkshire climate. Runswick is a picturesque coastal village within easy reach of Staithes and Whitby, and well-positioned for exploring the surrounding moorland. Viewing is strongly recommended to appreciate the breadth of space and setting this property affords.



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Approximate total area⁽¹⁾
1629 ft²
Reduced headroom
5 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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