Inglebys
Estate Agents



3 Petch's Cottages

Liverton, TS13 4TD

Offers Around £250,000

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A beautifully renovated 3-bedroom sandstone cottage combining the warmth and character of a traditional period home with the quality and convenience of modern living.







Sympathetically renovated throughout by the current owner, this exceptional cottage has been finished to an outstanding standard, with every detail carefully considered to create a home that is as practical as it is beautiful. While contemporary finishes feature throughout, the property's traditional sandstone exterior and elegant sash windows ensure it remains perfectly in keeping with the charming streetscape of historic Liverton.

Stepping inside, the accommodation immediately feels warm and welcoming. The spacious living room forms the heart of the home, where a log-burning stove provides a cosy focal point, creating the perfect setting for both everyday family life. The stylish fitted kitchen & dining area has been thoughtfully designed with a timeless finish, while a convenient ground floor W/C completes the downstairs accommodation.

To the first floor are three bedrooms, including an impressive principal bedroom benefitting from its own contemporary en-suite shower room. A beautifully appointed family bathroom serves the remaining bedrooms, providing versatile accommodation suited to families, couples or those looking for a peaceful countryside retreat.

Natural light floods the property through traditional sash windows, which enjoy attractive views across open countryside to the rear and overlook the generous front garden. Outside, the garden offers a wonderful place to relax, entertain or simply appreciate the peaceful surroundings that village life has to offer.

Set between the North York Moors National Park and the spectacular Yorkshire coastline, Liverton enjoys the best of both worlds. The village is surrounded by miles of scenic footpaths and bridleways, making it a popular location for walkers, cyclists and those who simply enjoy spending time outdoors. Whether exploring the rolling moorland, discovering ancient woodland or enjoying some of the county's most breathtaking scenery, there is always somewhere new to discover right on your doorstep.

For those who enjoy coastal living, the picturesque fishing village of Staithes is only a short drive away, renowned for its colourful cottages, bustling harbour and artistic heritage. Runswick Bay offers one of Yorkshire's finest sandy beaches, while Saltburn-by-the-Sea provides independent cafés, restaurants, and its famous Victorian pier. The historic Abbey town of Whitby is also easily accessible, offering a fantastic choice of shops, eateries, festivals and seaside attractions throughout the year.

Despite its peaceful rural setting, Liverton remains well placed for nearby towns including Loftus, Guisborough and Middlesbrough, providing excellent schooling, everyday amenities and transport links whilst allowing residents to enjoy the tranquillity of village life.

Finished to an exceptional standard and occupying an enviable position within this sought-after North Yorkshire village, this outstanding cottage offers a rare opportunity to enjoy the very best of countryside and coastal living.

The neighbouring cottage, also beautifully renovated by the current owner, is available separately, offering a unique opportunity for buyers seeking accommodation for extended family, holiday letting or investment purposes, subject to any necessary consents.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Awaiting Banding Information.

EPC Rating: F-Rating.

Entrance Vestibule
Windows to both side elevations. Composite door to the front elevation & wooden glazed door opening to the Living Room.

Living Room 21'5" x 11'8" (6.55m x 3.56m)
2x sash windows to the front aspect. Carpeted. Log-burning stove. LED downlighting. 2x radiators. Under-stairs storage cupboard.

Kitchen & Dining Area 13'10" x 13'2" (4.23m x 4.02m)
A range of wall, base & drawer units. Laminate wood effect worktops incorporating stainless steel sink with single drainer & mixer tap. Breakfast bar. Space for electric cooker. Extractor hood. Plumbing for washing machine. Laminate flooring. LED downlighting. Window to the rear aspect.

Rear Lobby
Access to Ground-Floor W/C. Composite door opening to the Rear Elevation.

Ground-Floor W/C 7'3" x 2'11" (2.21m x 0.91m)
Low-level W/C. Pedestal hand basin. Radiator. Window to the rear aspect. Laminate flooring.

First Floor

Landing
Carpeted.

Bedroom One 10'8" x 9'3" (3.26m x 2.83m)
Window to the front aspect. Fitted wardrobes. Carpeted. Radiator. Access to En-Suite.

Bedroom One En-Suite 5'11" x 5'2" (1.81m x 1.59m)
Corner walk-in shower cubicle. Low-level W/C. Pedestal hand basin. Laminate flooring.

Bedroom Two 11'9" x 10'4" (3.59m x 3.15m)
Window to the front aspect. Carpeted. Radiator. Storage cupboard over the stairs.

Bedroom Three 9'5" x 7'10" (2.88m x 2.40m)
Window to the rear aspect. Carpeted. Radiator. Storage cupboard.

Family Bathroom 7'9" x 4'11" (2.38m x 1.50m)
Panel bath with shower above. PVC cladding. Glazed shower screen. Pedestal hand basin. Low-level W/C. Window to the side aspect. Laminate flooring.

External

Front Elevation
Attractive lawned garden with mature borders, enclosed with pathway leading to the front entrance, together with 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 left hand section, offering excellent storage or workshop space.

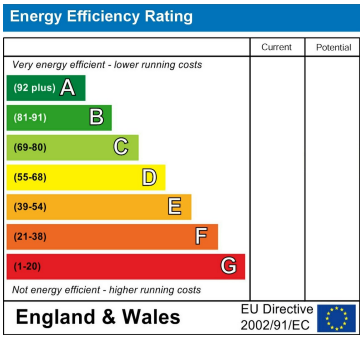
Area Map



Floor Plans



Energy Efficiency Graph



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