

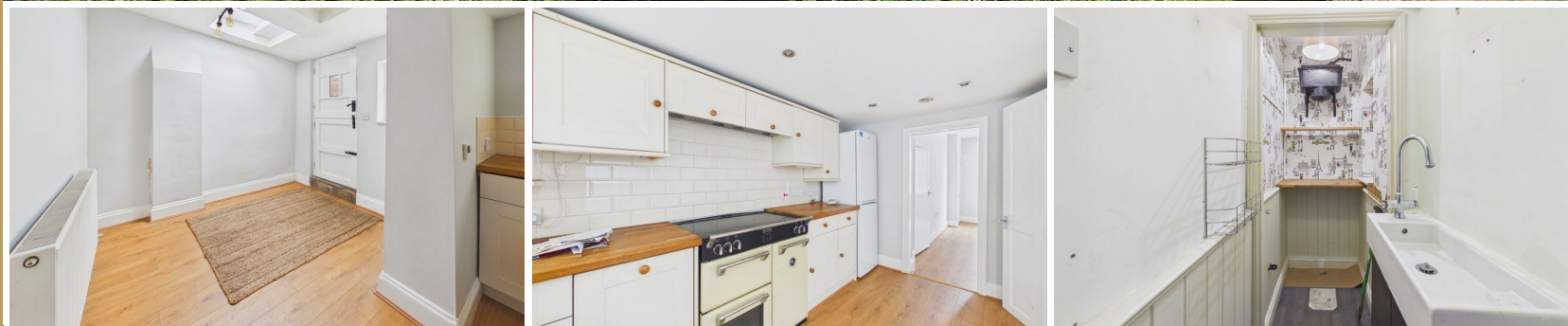


01947 601301



8 INSTITUTE ROW,
GROSMONT

2 BED COTTAGE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



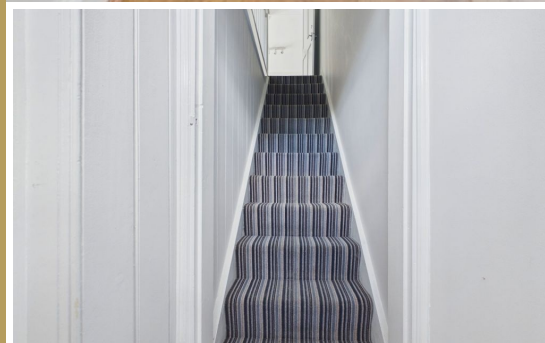
PROPERTY FEATURES

- Period Cottage with a South-Facing Garden
- Cosy Lounge with Log Burner & Picture Window
- Open Plan Kitchen/Diner with Range Cooker
- 2 Bedrooms, 1 Bathroom & Downstairs WC (WC removed)
- Electric Heating & Double-Glazing Throughout
- Lawned Garden with Picket Fence & Garden Shed
- Located close to the NYM Steam Railway Station & Village Amenities
- Vacant Possession & Chain-Free

Type: **COTTAGE**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **2**
Outside Space: **GARDEN**
Tenure: **FREEHOLD**

01947 601301

www.hopeandbraimstateagents.co.uk



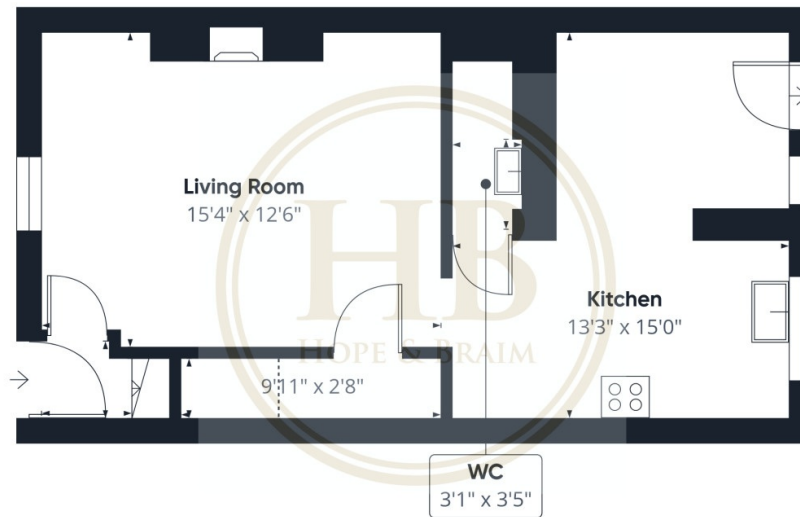
8 INSTITUTE ROW, GROSMONT- 2 bed Cottage -£170,000



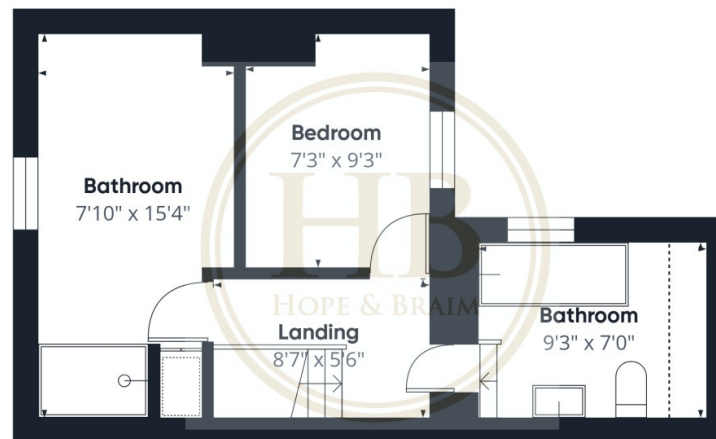
Hope & Braim are delighted to present this appealing period cottage situated in the heart of Grosmont, one of the North York Moors' most sought-after villages and home to the famous North Yorkshire Moors Railway. The cottage presents a traditional brick-built facade beneath a slate roof, and the south-facing garden ensures a bright and welcoming aspect to the rear. Inside, the accommodation has been thoughtfully arranged to balance period character with everyday comfort. The lounge is a particularly inviting space, centred around a log burner and featuring a picture window that frames the outlook beautifully. To the rear, the open-plan kitchen and dining room provides a sociable and well-equipped space for day-to-day living, incorporating a range cooker, shaker-style cabinetry and solid beech worktops throughout. A downstairs WC further adds to the practicality of the ground floor arrangement. Upstairs, two bedrooms are served by a family bathroom that has a slipper bath, and the principal bedroom has an en-suite shower, plus electric heating and double glazing fitted throughout to ensure year-round comfort. The property retains the proportions and character expected of a cottage of this period whilst offering accommodation that is immediately usable. To the rear, a lawned garden enclosed by a picket fence enjoys the south-facing aspect and includes a garden shed, providing useful additional storage. The setting is both private and attractive, with the garden offering a pleasant outdoor space for much of the year. Grosmont village offers a range of local amenities, and the nearby steam railway station adds to the considerable appeal of the location for visitors and residents alike. Available with vacant possession and no onward chain, 8 Institute Row merits an early viewing.



8 INSTITUTE ROW, GROSMONT- 2 bed Cottage -£170,000



Floor 0



Floor 1



Approximate total area⁽¹⁾
680 ft²

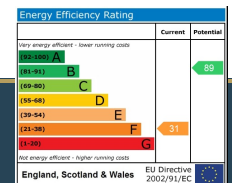
Reduced headroom
20 ft²

(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.

GIRAFFE360



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

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

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

